

UNOFFICIAL COPY

94405848

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

FULL RELEASE OF LIEN

The undersigned, National Loan Servicer, Inc., a corporation (formerly known as Comprehensive Marketing Systems, Inc.) organized and existing under laws of the United States, hereby declares that it was the true and lawful holder and owner at the time of payment of the entire indebtedness fully described in the secured by the following instrument(s):

DATE: AUGUST 21ST, 1978

MORTGAGOR: GLEN Y. FONG AND BRENDA J. FONG, HIS WIFE

RECORDED: PULASKI MORTGAGE COMPANY, RECORDED DECEMBER 8, 1978, AS DOCUMENT #24756165, TO SECURE THE NOTE FOR \$65,000.00 WHICH MORTGAGE WAS ASSIGNED FROM PULASKI MORTGAGE COMPANY TO NATIONAL LOAN SERVICER, INC.

to which reference is here made and hereby acknowledges the payment in full of said indebtedness and the satisfaction and discharge of said instrument(s).

IN WITNESS WHEREOF, the said National Loan Servicer, Inc., has caused this instrument to be executed by W. Thomas Fleming, its duly authorized Executive Vice President, this 12TH day of APRIL, 1978.

Ethel M. Robinson  
Attest: Ethel M. Robinson  
Assistant Secretary

W. Thomas Fleming  
By: W. Thomas Fleming  
Executive Vice President

District of Columbia) ss.

94405848

INTERCOUNTY TITLE

Before me, Cecila R. Ruffin, a Notary Public within and for the State and County aforesaid, personally appeared W. Thomas Fleming, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Executive Vice President of a corporation, and executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Executive Vice President.

Witness my hand and seal at office this 12 day of April, 1978.

Cecila R. Ruffin  
Notary Public  
My Commission Expires: My Commission Expires July 15, 1984

(SEAL)  
This instrument was prepared by:

AKK

PIA 02-19404-022

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ITI  
BOX 97

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Property of Cook County Clerk's Office

DEPT-01  
\$0687  
T41111  
COOK  
\$23.00  
RECORDING  
05/05/94 14:57:00  
# 5155  
#-74-405848  
PROPERTY RECORDER

51405645

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Dec 8 '78 12 35 PM

UNOFFICIAL COPY 24 756 165

GLEN Y. FONG and BRENDA J. FONG, his wife

Village of Hoffman Estates, County of Cook, State of Illinois

hereinafter referred to as the Mortgagor, does hereby mortgage and warrant to

SKOKIE FEDERAL SAVINGS AND LOAN ASSOCIATION

a corporation organized and existing under the laws of the United States of America hereinafter referred to as the Mortgagee, the following real estate in the County of Cook in the State of Illinois, to-wit:

Lot 3, Block 6, WILSTERY UNIT THREE, being a subdivision of part of the Southeast Quarter of Section 19, Township 42, North, Range 10, East of the Third Principal Meridian and a re subdivision of parts of lots and vacated streets in HOWIE IN THE HILLS UNITS THREE AND FOUR, being subdivisions in said Southeast Quarter of Section 19, in Cook County, Illinois, according to the Plat thereof recorded February 1, 1977 as Document No. 23805851.

10.00

Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed thereon, including all apparatus, equipment, fixtures or articles, whether in single units or central, controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or other services, and any other thing now or hereafter therein or thereon, the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, carpets, floors, in-a-door beds, awnings, stoves and water heaters (all of which are intended to be and are hereby declared to be a part of said real estate whether physically attached thereto or not); and also together with all easements and the rents, issues and profits of said premises which are hereby pledged, assigned, mortgaged and set over unto the Mortgagee, whether now due or hereafter to become due as provided herein. The Mortgagee is hereby subrogated to the rights of all mortgagees, lienholders and owners paid off by the proceeds of the loan hereby secured.

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment, and with all the rights and privileges thereto belonging, unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the homestead, exemption and valuation laws of any State, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE

(1) the payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in the principal sum of

SIXTY FIVE THOUSAND AND 00/100 Dollars

(\$ 65,000.00

), which Note, together with interest thereon as therein provided, is payable in monthly installments of

FIVE HUNDRED THREE AND 61/100 Dollars

(\$ 503.61

), commencing the 3rd day of October, 1978

which payments are to be applied, first, to interest, and the balance to principal, until said indebtedness is paid in full.

(2) any advances made by the Mortgagee to the Mortgagor, or his successor in title, for any purpose, at any time before the due date and cancellation of this Mortgage, but in no case shall the Mortgagee secure advances on account of said original Note together with such additional advances, in a sum in excess of FIFTY FIVE THOUSAND AND 00/100 Dollars (\$ 55,000.00); provided that the Mortgagee shall be authorized to limit the amounts that shall be secured hereby when advanced to provide the security or to secure the obligations contained in this Mortgage.

(3) The performance of all of the covenants and obligations of the Mortgagor to the Mortgagee, as contained herein and in said Note.

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THE MORTGAGOR COVENANTS:

A (1) To pay said indebtedness and the interest thereon as herein and in said note provided, or according to any agreement extending the time of payment thereof; (2) To pay when due and before any penalty attaches thereto all taxes, special taxes, special assessments, water charges, and sewer service charges against said property (including those heretofore due); and to furnish Mortgagee, upon request, duplicate receipts therefor, and all such items extended against said property shall be conclusively deemed valid for the purpose of this requirement; (3) To keep the improvements now or hereafter upon said premises insured against damage by fire, and such other hazards as the Mortgagee may require to be insured against, and to provide public liability insurance and such other insurance as the Mortgagee may require, until said indebtedness is fully paid, or in case of foreclosure, until expiration of the period of redemption, for the full insurable value thereof, in such companies, through such agents or brokers, and in such form as shall be satisfactory to the Mortgagee; such insurance policies shall remain with the Mortgagee during said period or periods, and contain the usual clause satisfactory to the Mortgagee making them payable to the Mortgagee, and in case of foreclosure sale payable to the owner of the certificate of sale, owner of any deficiency, any receiver or redemptioner, or any grantee in a Master's or Commissioner's deed; and in case of loss under such policies, the Mortgagee is authorized to adjust, collect and compromise, in its discretion, all claims thereunder and to execute and deliver on behalf of the Mortgagor all necessary proofs of loss, receipts, vouchers, releases and acquittances required to be signed by the insurance companies, and the Mortgagor agrees to sign, upon demand, all receipts, vouchers and releases required of him to be signed by the Mortgagee for such purpose; and the Mortgagee is authorized to apply the proceeds of any insurance claim to the restoration of the property or upon the indebtedness hereby secured in its discretion, but monthly payments shall continue until said indebtedness is paid in full; (4) Immediately after destruction or damage, to commence and promptly complete the rebuilding or restoration of buildings and improvements now or hereafter on said premises, unless Mortgagee elects to apply on the indebtedness secured hereby the proceeds of any insurance covering such destruction or damage; (5) To keep said premises in good condition and repair, without waste, and free from any mechanic's or other lien or claim of lien not expressly subordinated to the lien thereof; (6) Not to make, suffer or permit any unlawful use of or any nuisance to exist on said property nor to diminish nor impair its value by any act or omission to act; (7) To comply with all requirements of law with respect to mortgaged premises and the use thereof; (8) Not to make, suffer or permit, without the written permission of the Mortgagee being first had and obtained, (a) any use of the property for any purpose other than that for which it is now used, (b) any alterations of the improvements, apparatus, appurtenances, fixtures or equipment now or hereafter upon said property, (c) any purchase on conditional sale, lease or agreement under which title is reserved in the vendor, of any apparatus, fixtures or equipment to be placed in or upon any buildings or improvements on said property

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