

UNOFFICIAL COPY

COOK COUNTY
RECORDER

95752424

JESSE WHITE
ROLLING MEADOWS

MAIL TO:
SURINDER K. KAPOOR
ARUNA KAPOOR
806 MALDEN COURT
SCHAUMBURG, IL 60172 60193

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TIVW

RELEASE DEED BY CORPORATION FEDERAL HOME LOAN MORTGAGE CORPORATION
Loan # 1718865

KNOW ALL MEN BY THESE PRESENTS, that the FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation of the United States of America, by RIVER VALLEY SAVINGS BANK, FSB, its attorney-in-fact, for and in consideration of the payment of the indebtedness secured by the MORTGAGE herinafter mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto

SURINDER K. KAPOOR AND ARUNA KAPOOR
806 MALDEN CT.; SCHAUMBURG, IL 60172

10-23-95 10:24
RECORDING 27.00
MAIL 0.50
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heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in, through, or by a certain MORTGAGE, bearing date the 17TH day of JULY, 1973 and recorded in the Recorder's Office of COOK County, in the State of ILLINOIS on JULY 23, 1973 in book/vol. of records, on page as Document No. 22408236 Microfile No. Assignment No. 91-538858 to the premises therein described, situated in the County of COOK State of ILLINOIS as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION
C7-27-303-006-0000

together with all the appurtenances and privileges thereunto belonging or appertaining.

IN TESTIMONY WHEREOF, the said FEDERAL HOME LOAN MORTGAGE CORPORATION by RIVER VALLEY SAVINGS BANK, FSB, its attorney-in-fact has caused these presents to be signed by its Senior Vice-President, and attested by its Assistant Secretary, and its corporate seal to be hereto affixed, this 17TH day of MAY, 1994

By: Sharon Kristof Senior Vice-President
Attest: Glen S. Braun Assistant Secretary

State of ILLINOIS }
County of COOK }

I, Barbara Forrest in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sharon Kristof personally known to me to be the Senior Vice-President of RIVER VALLEY SAVINGS BANK, FSB, as attorney-in-fact for THE FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation, and Glen S. Braun personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Senior Vice-President and Assistant Secretary they signed and delivered the said instrument as Senior Vice-President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the BOARD OF DIRECTORS of said corporation, as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth. GIVEN under my hand and notarial seal this 17TH day of MAY, 1994

Barbara Forrest
NOTARIAL SEAL - BARBARA FORREST ILLINOIS 36

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHOULD BE FILED WITH THE RECORDER OF DEEDS IN WHOM OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

This instrument was prepared by: River Valley Savings Bank, FSB
100 W 22ND Street Suite 110, Lombard, Illinois 60148

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MORTGAGE

FHLMC: 000456718567

S/S#: 110318865

AGR: 5015061

THIS INDENTURE WITNESSETH: That the undersigned,

Surinder K. Kapoor and Aruna Kapoor, his wife

of the Village of Forest Park County of Cook State of Illinois,

hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

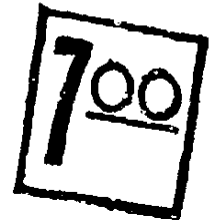
CLYDE SAVINGS AND LOAN ASSOCIATION

a corporation organized and existing under the laws of the STATE OF ILLINOIS hereinafter

referred to as the Mortgagee, the following real estate, situated in the County of Cook in the State of Illinois, to wit:

Lot 18206 in Westersfield Unit eighteen (18) being a Subdivision in the South West quarter of Section twenty-seven (27) and the South East quarter of Section twenty-eight (28), Township forty-one (41) North, Range ten (10) East of the Third Principal Meridian according to the plat thereof recorded April 8, 1970 as Document 21129673 in Cook County, Illinois.

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TOGETHER with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or otherwise and any other thing now or hereafter therein or thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, venetian blinds, window shades, storm doors and windows, floor coverings, screen doors, in-a-door beds, awnings, stoves and water heaters (all of which are 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, transferred and set over unto the Mortgagee, whether now due or hereafter to become due under or by virtue of any lease or agreement for the use or occupancy of said property, or any part thereof, whether said lease or agreement is written or verbal and whether it is now or may be hereafter existing or which may be made by the Mortgagee under the power herein granted to it; it being the intention hereof: (a) to pledge said rents, issues and profits on a parity with said real estate and not secondarily and such pledge shall not be deemed merged in any foreclosure decree, and (b) to establish an absolute transfer and assignment to the Mortgagee of all such leases and agreements and all the avails thereunder, together with the right in case of default, either before or after foreclosure sale, to enter upon and take exclusive possession of, manage, maintain and operate said premises, or any part thereof, make leases for terms deemed advantageous to it, terminate or modify existing or future leases, collect said avails, rents, issues and profits regardless of when earned and use such measures whether legal or equitable as it may deem proper to enforce collection thereof, employ renting agencies or other employees, alter or repair said premises, buy furnishings and equipment therefor when it deems necessary, purchase all kinds of insurance, and in general exercise all powers ordinarily incident to absolute ownership, advance or borrow money necessary for any purpose herein stated to secure which a lien is hereby created on the mortgaged premises and on the income therefrom which lien is prior to the lien of any other indebtedness hereby secured, and out of the income retain reasonable compensation for itself, pay insurance premiums, taxes and assessments, and all expenses of every kind, including attorneys' fees incurred in the exercise of the powers herein given, and from time to time apply any balance of income not, in its sole discretion, needed for the aforesaid purposes, first on the interest and then on the principal of the indebtedness hereby secured, before or after any decree of foreclosure, and on the deficiency in the proceeds of sale, if any, whether there be a decree in personam therefor or not. Whenever all of the indebtedness secured hereby is paid, and the Mortgagee, in its sole discretion, feels there is no substantial uncorrected default in performance of the Mortgagor's agreements herein, the Mortgagee, on satisfactory evidence thereof, shall relinquish possession and pay to Mortgagor any surplus income in its hands. The possession of Mortgagee may continue until all indebtedness secured hereby is paid in full or until the delivery of a Master's Deed or Special Commissioner's Deed pursuant to a decree foreclosing the lien hereof, but if no deed be issued then until the expiration of the statutory period during which it may be issued. Mortgagee shall however, have the discretionary power at any time to refuse to take or to abandon possession of said premises without affecting the lien hereof. Mortgagee shall have all powers, if any, which it might have had without this paragraph. No suit shall be sustainable against Mortgagee based upon acts or omissions relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession ceases.

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE the payment of a certain indebtedness from the Mortgagor to the Mortgagee evidenced by a note made by the Mortgagor in favor of the Mortgagee, bearing even date herewith in the sum of

Thirty-Three Thousand Two Hundred and no/100 Dollars (\$ 33,200.00), which note,

together with interest thereon as provided by said note, is payable in monthly installments of

Two Hundred Forty-Five and 35/100 Dollars (\$ 245.35)

on the 1st day of each month commencing with September 1, 1972

JUL 23 6 24 44 931 AM

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PROPERTY OF COOK COUNTY

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