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(RV IL)

. DEPT-01 RECORDING \$25.50
 . T90010 TRAN 6098 09/12/96 12:31:00
 . 9916 # CJ #-96-699046
 . COOK COUNTY RECORDER

M - SC325603

LOAN # 200851

FULL RELEASE OF MORTGAGE

25^{su}
n

WHEREAS, JEROME COTLER AND BETTY COTLER, HUSBAND AND WIFE

by a mortgage dated AUGUST 15th, 1988, and recorded in the Recorder's office, in and for the COUNTY of COOK and State of Illinois, in Book Page conveyed to the trustee therein named, certain real estate, to secure the payment of certain note or notes in said mortgage described and set forth; and whereas, said mortgage and note or notes has or have been fully paid and satisfied.

NOW THEREFORE, the undersigned, present holder and legal owner of said mortgage and note or notes, does hereby REMISE, RELEASE AND QUIT-CLAIM unto the present owners of said property, ALL of the real estate in said mortgage described, situated in the COUNTY of COOK and State of Illinois to-wit:

**DOCUMENT # 88374657 on AUGUST 18, 1988

SEE EXHIBIT A ATTACHED

prep by: First Bank Mtge
 mail to: J. Cotler
 1727 W. Exton # A
 Chicago, IL 60626



RECOR TITLE INSURANCE

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Property of Cook County Clerk's Office

93-065996

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THIS MORTGAGE ("Security Instrument") is dated AUGUST 15 1988. The mortgagor is JEROME COTLER AND BETTY COTLER, HUSBAND AND WIFE

("Borrower"). This Security Instrument is subject to GOVERNMENT MORTGAGE, INC.

which is organized and existing under the laws of THE STATE OF DELAWARE, and whose address is

1501 WOODFIELD ROAD
SCHAGHTON, ILLINOIS 60173

("Lender").

Borrower owes Lender the principal sum of FORTY THOUSAND AND NO/100

Dollars (U.S. \$ 40,000.00). This debt is evidenced by Borrower's note

dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on SEPTEMBER 1, 2003. This Security Instrument secures to Lender (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property

located in COOK County, Illinois:

PARCEL 1: THE NORTH 33.67 FEET AS MEASURED ALONG THE EAST LINE THEREOF OF LOT 6 IN BLOCK 17 IN ROGERS PARK IN SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENT AND EXHIBIT "1" THERETO ATTACHED DATED DECEMBER 26, 1963 AND RECORDED DECEMBER 27, 1963 AS DOCUMENT 19009032 MADE BY THE CENTRAL NATIONAL BANK IN CHICAGO TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 1963 AND KNOWN AS TRUST NUMBER 6100; AS CREATED BY DEED FROM CENTRAL NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 1963 AND KNOWN AS TRUST NUMBER 6100 TO MARGARET GORANI DATED JANUARY 3, 1972 AND RECORDED JANUARY 5, 1972 AS DOCUMENT 21717951 FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON: THE EAST 9.0 FEET OF THE NORTH 129.36 FEET, AS MEASURED ALONG THE EAST LINE THEREOF, OF LOT 6 IN BLOCK 17 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1) IN ROGERS PARK AFORESAID

ALSO ALL THAT PART OF LOT 6 LYING SOUTH OF THE NORTH 151.67 FEET, AS MEASURED ALONG THE EAST LINE THEREOF, TOGETHER WITH THE SOUTH 8.0 FEET (EXCEPT THE EAST 24.0 FEET THEREOF) OF THE NORTH 151.67 FEET, BOTH AS MEASURED ALONG THE EAST LINE THEREOF, OF LOT 6 IN BLOCK 17 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN ROGERS PARK, ALL IN COOK COUNTY, ILLINOIS.

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which has the address of 1727 WEST ESTE AVENUE-UNIT A

CHICAGO (City)

Illinois 60626 (Zip Code) ("Property Address");

TOGETHER WITH the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

EXHIBIT "A"

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