

# UNOFFICIAL COPY

97575551

## MORTGAGE/DEED OF RELEASE NOTICE OF SATISFACTION

THIS DEED OF RELEASE, made this **14TH DAY OF MAY, 1997**, by and between **GREAT FINANCIAL BANK, FSB**, (Formerly **CARDINAL FEDERAL SAVINGS AND LOAN**), AS Mortgage, and those Mortgagors listed below:

WITNESSETH: That for a valuable consideration paid, the receipt of which is hereby acknowledge, Great Financial Bank, FSB, does hereby discharge and release unto the respective mortgagors listed below the Mortgage shown opposite each Mortgagor's name(s), which mortgages are in the original amount and dated as shown are recorded in the respective books and pages in the Office of the County Clerk of ~~CHICAGO~~ <sup>Cook</sup> County, Illinois, the obligations secured by said mortgages having been paid in full.

MORTGAGOR(S)	AMOUNT	DATE	RECORDED IN	
			BOOK	PAGE
CAULFIELD, MICHAEL R & CAROLINE R	\$18,000.00	5-29-96	<u>J.L.#</u> 96-430203	

PROPERTY ADDRESS: 6529 S KEELER AVE  
CHICAGO, IL 60629

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TESTIMONY WHEREOF, witness the signature of said mortgagee by its duly authorized officer the date herein written.

GREAT FINANCIAL BANK, FSB

BY: Gerald L. Chreste  
Gerald L. Chreste, Vice President

STATE OF KENTUCKY ( )SCT  
COUNTY OF JEFFERSON ( )

I, the undersigned, B J Sweazy, a Notary Public, in and for the State and County aforesaid do hereby certify that on this day the foregoing deed of release was produced to me in said County and acknowledge by the Vice President to be the act and deed of Great Financial Bank, FSB, party thereto.

Witness my hand this **14th DAY OF MAY, 1997**.

My commission expires 06-27-97.

Betty Jo Sweazy  
Betty Jo Sweazy, Notary Public  
State At Large, Kentucky

THIS INSTRUMENT PREPARED BY:

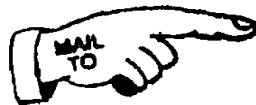
Lynch, Cox, Gilman & Mahan, P.S.C.

Donald K. Cox

PREPARED BY: Amber Matlin

PREPARER'S ADDRESS:

GREAT FINANCIAL BANK  
ONE FINANCIAL SQUARE  
LOUISVILLE KY 40202



MAIL TO: GREAT FINANCIAL BANK  
ATTN: LOAN SERVICING  
ONE FINANCIAL SQUARE  
LOUISVILLE, KY 40202

J. P. 5/23/97  
2000  
4281.3

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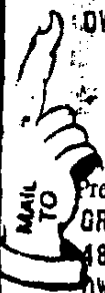
DEPT-10 GENERAL 20.00  
COOK COUNTY RECORDER  
#6135 TR \*--97--57551  
TRAN 1094 08/07/97 11:52:00  
DEPT-01 RECORDING 23.00

Property of Cook County Clerk's Office

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AFTER RECORDING MAIL TO

GREAT FINANCIAL MORTGAGE  
ATTENTION LOAN CONTROL DEPARTMENT  
4801 FREDERICA STREET  
OWENSBORO, KY 42301



MAIL TO

Prepared by:  
GREAT FINANCIAL BANK, FSB  
4801 FREDERICA STREET  
OWENSBORO, KY 42301

142-02-42000343

## MORTGAGE

THIS MORTGAGE is made this 29th day of May, 1996, between the Mortgagor,  
MICHAEL R CAULFIELD and CAROLINE R CAULFIELD, HUSBAND AND WIFE JOINT TENANTS

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GREAT FINANCIAL BANK, FSB

(herein "Borrower"), and the Mortgagee,

existing under the laws of THE UNITED STATES OF AMERICA  
ONE FINANCIAL SQUARE  
LOUISVILLE, KY 40202

, a corporation organized and  
, whose address is

(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 18,000.00, which indebtedness is evidenced by Borrower's note dated May 29, 1996 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on June 15, 2003;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of COOK, State of Illinois:

Lot 31 in Block 12 in Arthur T. McIntosh's Crawford Avenue addition to Chicago in the East Half of the North East Quarter of Section 22, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

which has the address of 6529 KEELER AVE S, CHICAGO

[Street]

[City]

Illinois 60629 [Zip Code] (herein "Property Address");

ILLINOIS - SECOND MORTGAGE - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT

Form 3814

VMP -78(IL) (0502)

Initials: \_\_\_\_\_

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VMP MORTGAGE FORMS - (800)521-7291



2095  
12.3

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TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to 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 covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

4. **Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

5. **Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

Initials: \_\_\_\_\_