

UNOFFICIAL COPY

97309271

RECORDING DEPARTMENT

1997 APR 11 05/00/97 10:11 AM

REC'D 47733 JJ 4-77-309271

COOK COUNTY RECORDER

DEPT. OF RECORDING
COOK COUNTY RECORDER

CHL Loan # 8423414

KNOW ALL MEN BY THESE PRESENTS

That Countrywide Home Loans, Inc. (fka. Countrywide Funding Corporation) of the County of COLLIN and State of TEXAS for and in consideration of one dollar, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby remise, release, convey and quit-claim unto:

Name(s).....: JAMES GERTOS
AND LEIGH ANN GERTOS
HUSBAND AND WIFE

P.I.N. 19-32-413-044

Property Address.....: 8646 SOUTH MASSASOIT
BURBANK, IL 60459

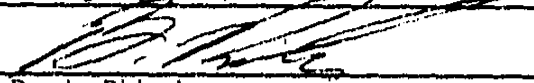
heir, legal representatives and assigns, all the right, title interest, claim, or demand whatsoever it may have acquired in, through, or by a certain mortgage bearing the date 02/23/96 and recorded in the Recorder's Office of COOK county, in the State of Illinois in Book of Official Records Page as Document Number 96175232, to the premises therein described as situated in the County of COOK, State of Illinois as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

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

WITNESS my hand and seal this 11 day of April, 1997.

Countrywide Home Loans, Inc. (fka. Countrywide Funding Corporation) (SEAL)


Brandon Richardson (SEAL)

97309271

25.50
JP

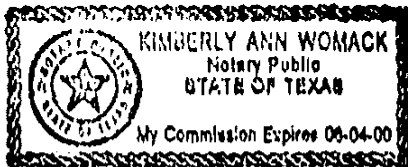
UNOFFICIAL COPY

97309271

STATE OF TEXAS)
)
COUNTY OF COLLIN)

I, Kimberly Ann Womack a notary public in and for the said County, in the state aforesaid, DO HEREBY CERTIFY that Brandon Richardson, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11 day of April, 1997.



Kimberly Ann Womack
Kimberly Ann Womack Notary public

Commission expires 06/04/2000

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

Mail Recorded Satisfaction To:



JAMES GERTOS
8646 SOUTH MASSASOIT
BURBANK, IL.
60459

Prepared By:

Pam Watkins
Pam Watkins

UNOFFICIAL COPY

TAXOR FILE

LOAN #: 8433415

and further described as:

0632 9780W
LOT 27 IN BLOCK 4 IN HIGHLAND'S SUBDIVISION OF THE WEST 3/4 OF THE
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED
JUNE 7, 1926 AS DOCUMENT NO. 9,299,126 IN COOK COUNTY, ILLINOIS.

P. I. N. #19-32-413-044

The Premises includes all buildings, fixtures and other improvements now or in the future on the Premises and all rights and interests which derive from our ownership, use or possession of the Premises and all appurtenances thereto.

LOAN: The Mortgage will secure your loan in the principal amount of \$ 18,900.00 or so much thereof as may be advanced and readvanced from time to time to JAMES GERTOS

LEIGH ANN GERTOS

and

the Borrower(s) under the Home Equity Credit Line Agreement and Disclosure Statement (the "Note") dated 02/23/96

, plus interest and costs, late charges and all other charges related to the loan, all of which sums are repayable according to the Note. This Mortgage will also secure the performance of all of the promises and agreements made by us and each Borrower and Co-Signer in the Note, all of our promises and agreements in this Mortgage, any extensions, renewals, amendments, supplements and other modifications of the Note, and any amounts advanced by you under the terms of the section of this Mortgage entitled "Our Authority To You." Loans under the Note may be made, repaid and remade from time to time in accordance with the terms of the Note and subject to the Credit Limit set forth in the Note.

OWNERSHIP: We are the sole owner(s) of the Premises. We have the legal right to mortgage the Premises to you.

BORROWER'S IMPORTANT OBLIGATIONS:

(a) TAXES: We will pay all real estate taxes, assessments, water charges and sewer rents relating to the Premises when they become due. We will not claim any credit on, or make deduction from, the loan under the Note because we pay these taxes and charges. We will provide you with proof of payment upon request.

(b) MAINTENANCE: We will maintain the building(s) on the Premises in good condition. We will not make major changes in the building(s) except for normal repairs. We will not tear down any of the building(s) on the Premises without first getting your consent. We will not use the Premises illegally. If this Mortgage is on a unit in a condominium or a planned unit development, we shall perform all of our obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development and constituent documents.

(c) INSURANCE: We will keep the building(s) on the Premises insured at all times against loss by fire, flood and any other hazards you may specify. We may choose the insurance company, but our choice is subject to your reasonable approval. The policies must be for at least the amounts and the time periods that you specify. We will deliver to you upon your request the policies or other proof of the insurance. The policies must name you as "mortgagee" and "loss-payee" so that you will receive payment on all insurance claims, to the extent of your interest under this Mortgage, before we do. The insurance policies must also provide that you be given not less than 10 days prior written notice of any cancellation or reduction in coverage, for any reason. Upon request, we shall deliver the policies, certificates or other evidence of insurance to you. In the event of loss or damage to the Premises, we will immediately notify you in writing and file a proof of loss with the insurer. You may file a proof of loss on our behalf if we fail or refuse to do so. You may also sign our name to any check, draft or other order for the payment of insurance proceeds in the event of loss or damage to the Premises. If you receive payment of a claim, you will have the right to choose to use the money either to repair the Premises or to reduce the amount owing on the Note.

97309271