

1 of 3 pages

prep by  
When recorded return to:  
Nationwide Title Clearing  
420 N. Brand Blvd. 4th Fl  
Glendale, CA 91203  
L#:1604083954

also  
order #

**SATISFACTION/  
DISCHARGE OF MORTGAGE**

The undersigned certifies that it is the present owner of a mortgage made by **ARKADIUSZ NONICKI AND KATARZYNA NONICKI** to **CHASE MANHATTAN MORTGAGE CORPORATION** bearing the date 10/31/96 and recorded in the Recorder or Registrar of Titles of **COOK** County, in the State of Illinois in Book \_\_\_\_\_ Page \_\_\_\_\_ as Document Number 96846476

The above described mortgage is, with the note accompanying it, fully paid, satisfied, and discharged. The recorder of said county is authorized to enter this satisfaction/discharge of record. To the property therein described as situated in the County of **COOK**, State of Illinois as follows, to wit:  
**SEE EXHIBIT A ATTACHED**

commonly known as: 4511 KINGS WALK #2A  
ROLLING MEADOWS, IL 60008

pin#02-26-117-007-1001

dated 04/08/98  
**CHASE MANHATTAN MORTGAGE CORPORATION**

02-26-117-007-1001

By: \_\_\_\_\_  
**DARRELL COLON**  
VICE PRESIDENT

STATE OF CALIFORNIA COUNTY OF LOS ANGELES  
The foregoing instrument was acknowledged before me on 04/08/98 by **DARRELL COLON** the VICE PRESIDENT of **CHASE MANHATTAN MORTGAGE CORPORATION** on behalf of said CORPORATION.

\_\_\_\_\_  
**MARIA P. SANDOVAL** Notary Public

CHAS3 RT 7151R



Abstract 770675 E 77163

**BOX 333-CTI**

PARCEL 1: UNIT 4511-2A IN THE KINGS WALK I CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE KINGS WALK I CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT NO. 94341472, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS DEFINED, CREATED AND LIMITED IN SECTION 3.2 OF THAT See Attached Legal Description

which has the address of

4511 KINGS WALK #2A, ROLLING MEADOWS, IL 60008

(Property Address)

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, minerals, 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.

Borrower and Lender covenant and agree as follows:

UNIFORM COVENANTS:

1. Payment of Principal, Interest and Late Charge. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. Monthly Payment of Taxes, Insurance, and Other Charges. Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under Paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds".

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. § 2601 et seq. and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.

If the amounts held by Lender for Escrow Items exceed the amounts permitted to be held by RESPA, Lender shall deal with the excess funds as required by RESPA. If the amounts of funds held by Lender at any time are not sufficient to pay the Escrow Items when due, Lender may notify the Borrower and require Borrower to make up the shortage or deficiency as permitted by RESPA.

The Escrow Funds are pledged as additional security for all sums secured by this Security Instrument. If Borrower tenders to Lender the full payment of all such sums, Borrower's account shall be credited with the balance remaining for all installment items (a), (b) and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b) and (c).

3. Application of Payments. All payments under Paragraphs 1 and 2 shall be applied by Lender as follows:

First, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium;

Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

Third, to interest due under the Note;

Fourth, to amortization of the principal of the Note;

Fifth, to late charges due under the Note.

5-5-96

# UNOFFICIAL COPY 98537766

CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR KINGS WALK MASTER HOMEOWNERS' ASSOCIATION DATED APRIL 14, 1994 AND RECORDED APRIL 15, 1994 AS DOCUMENT NO. 94341471 OVER AND ACROSS LAND DESCRIBED AND DEFINED AS "COMMON AREA" T HEREIN. PIN # 02-26-117-007-1001

Property of Cook County Clerk's Office

9-15-94