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98185686

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RELEASE OF MORTGAGE  
OR TRUST DEED  
(ILLINOIS)

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

DEPT-91 RECORDING \$23.50  
140013 TRAN 9812 03/06/98 03:18:00  
MITS & TR #498-185686  
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

Loan #: 404439900

Recon #: 93086

Invoice #: NB020398

KNOW ALL MEN BY THESE PRESENTS

THAT NationsBanc Mortgage Corporation as successor by merger to NationsBanc Mortgage Corporation of New York DOES HEREBY CERTIFY that a certain Deed of Trust/Mortgage dated May 11, 1995, made by CHRISTOPHER D. SLUSSER AND MARY TRACY SLUSSER, HUSBAND AND WIFE to MIDWEST ONE MORTGAGE SERVICES and recorded on 5/18/95 as Instrument/Document No. 95-327195 in Cabinet/Book at Drawer/page , and Rerecorded on as Instrument/Document No. N/A in Cabinet/Book N/A at Drawer/page N/A in the office of the Recorder of COOK County, in the State of Illinois is, with the notes accompanying it, fully paid, satisfied, released and discharged.

Legal Description of premises: THE NORTH 5 FEET OF LOT 18 AND LOT 19 (EXCEPT THE NORTH 4 FEET THEREOF) IN ALBERT F. KEENEY'S THATCHER AVENUE SUBDIVISION OF PART OF THE SOUTH 532.83 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Permanent Real Estate Index Number(s): 12-36-325-034-0000

Address(es) of premises: 1629 N 78TH COURT, ELMWOOD PARK IL 60635

is, with the note or notes accompanying it, fully paid, satisfied, released and discharged.

Witness my hand and seal dated: February 3, 1998.

J. Williamson VP

(SEAL)

Karen Mocerino, AVP

(SEAL)

STATE OF CALIFORNIA ) S.S.  
COUNTY OF CONTRA COSTA )

On February 3, 1998, before me, N. MUDGE, personally appeared J. Williamson VP and Karen Mocerino, AVP, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same on his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the same.

WITNESS my hand and official seal.

Signature N. MUDGE



AFTER RECORDING RETURN TO:  
CHRISTOPHER D SLUSSER  
1629 N 78TH CT  
ELMWOOD PARK IL 60707

PREPARED BY:  
Karen Mocerino, Reconveyance Officer  
STANDARD TRUST DEED SERVICE COMPANY  
P. O. BOX 5070  
CONCORD, CA 94525-0070

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SY  
PI  
D-  
MY

UNOFFICIAL COPY

Property of Cook County Clerk's Office

.R DEPT-01 RECORDING \$23.50  
T#0013 TRAN 9812 03/06/98 03:16:00  
#8173 # TR # -98-185686  
COOK COUNTY RECORDER

# UNOFFICIAL COPY

98185687

This document was prepared by:  
THE MONEY STORE  
3464 EL CAMINO AVE, SUITE 145  
SACRAMENTO, CA 95821

DEBT-01 RECORDING 831.50  
730013 TRAN 7813 03/06/98 03:20:00  
8174 4 TD: 8-98-185687  
COOK COUNTY RECORDER

Return to:  
STATEWIDE LENDERS SERVICES  
P.O. Box 1418  
Los Alamitos, CA 90720-1418



State of Illinois

Space Above This Line For Recording Data

## MORTGAGE (With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Mortgage (Security Instrument) is 9/4/97 and the parties, their addresses and tax identification numbers, if required, are as follows:

MORTGAGOR: SAMUEL WILLIAMS, JR. AND SANDRA WILLIAMS, AS JOINT TENANTS  
347 DANTE  
GLENWOOD, IL 60425

LENDER: REMODELING CONSULTANTS  
2332 NORTH DAMEN AVENUE  
CHICAGO, IL 60647

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2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Mortgagor's performance under this Security Instrument, Mortgagor grants, bargains, sells, conveys, mortgages and warrants to Lender the following described property:

LOTS 38 AND 39 IN BLOCK 4 IN CROCKER AND HARPER'S RIVERDALE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

29-04-109-003  
29-04-109-004

The property is located in COOK at RIVERDALE, Illinois 60627  
(County) (City) (ZIP Code)  
14019 S STREET  
(Address)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:

A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(s) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. (When referencing the debts below it is suggested that you include items such as borrowers' names, note amounts, interest rates, maturity dates, etc.)

RETAIL INSTALLMENT CONTRACT HOME IMPROVEMENTS DATED: 9/4/97  
WITH THE INTEREST RATE OF 13.50%.

S-4  
P-6  
M-11  
M-12  
M-13

ILLINOIS - MORTGAGE (NOT FOR ENJEA, FHE (MC), FHS OR VA USE)

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(page 1 of 6)



*[Handwritten signature]*  
(page 2 of 5)

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender shall give Mortgagee notice at the time of or before an inspection specifying a Mortgagee, and of any loss or damage to the Property.

8. **PROPERTY CONDITION, ALTERATIONS AND INSPECTION.** Mortgagee will keep the Property in good condition and make all repairs that are reasonably necessary. Mortgagee shall not commit or allow any waste, impairment, or deterioration of the Property. Mortgagee will keep the Property free of noxious weeds and grasses. Mortgagee agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Mortgagee will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Mortgagee will notify Lender of all demands, proceedings, claims and actions against Mortgagee, and of any loss or damage to the Property.

7. **DUE ON SALE OR ENCUMBRANCE.** Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, any lien, encumbrance, transfer or sale of the Property. This right is subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable. This covenant shall run with the Property and shall remain in effect until the Secured Debt is paid in full and this Security Instrument is released.

6. **CLAIMS AGAINST TITLE.** Mortgagee will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagee to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagee's payment. Mortgagee will defend title to the Property against any claims that would impair the lien of this Security Instrument. Mortgagee agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Mortgagee may have against parties who supply labor or materials to maintain or improve the Property.

C. Not to allow any modification or extension of, nor to request any future advances under any note agreement secured by the lien document without Lender's prior written consent.

B. To promptly deliver to Lender any notices that Mortgagee receives from the holder.

A. To make all payments when due and to perform or comply with all covenants.

5. **PRIOR SECURITY INTERESTS.** With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Mortgagee agrees:

4. **PAYMENTS.** Mortgagee agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.

This Security Instrument will not secure any other debt if Lender fails to give any required notice of the right of rescission.

D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

C. All obligations Mortgagee owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Mortgagee and Lender.

B. All future advances from Lender to Mortgagee or other future obligations of Mortgagee to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Mortgagee in favor of Lender executed after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Mortgagee agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Mortgagee, or any one or more Mortgagee and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.

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