

UNOFFICIAL COPY

99939035

10/05/1999 14:00:14 Page 1 of 3
1999-10-05 08:52:27
Cook County Recorder 25.50



Property of Cook County Clerk's Office

ABOVE SPACE FOR RECORDER'S USE ONLY
RELEASE OF MORTGAGE OR TRUST DEED BY CORPORATION

CHL Loan # 2414203

KNOW ALL MEN BY THESE PRESENTS

That Countrywide Home Loans, Inc. (fka Countrywide Funding Corporation) D.B.A America's Wholesale Lender of the County of Ventura and State of California 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).....: KIMBERLY ZITZKA

P.I.N. 23-10-200-015-105

Property 5 CINNAMON CREEK DRIVE #3S
Address.....: PALOS HILLS, IL 60465

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 02/13/1997 and recorded in the Recorder's Office of Cook county, in the State of Illinois in Book N/A of Official Records Page N/A as Document Number 97-116450, to the premises therein described as situated in the County of Cook, State of Illinois as follows, to wit:

AS DESCRIBED IN SAID DEED/MORTGAGE. SEE ATTACHED.

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

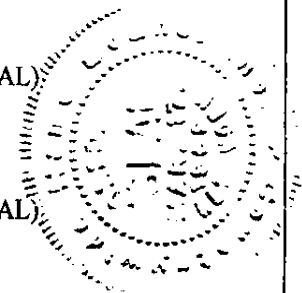
WITNESS my hand and seal this 31 day of August, 1999.

Countrywide Home Loans, Inc. (fka Countrywide Funding Corporation) D.B.A America's Wholesale Lender

(SEAL)

Ronn Pisapia
Vice President

(SEAL)



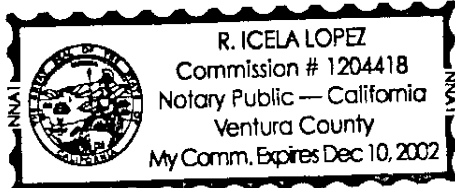
SY
P-3
N-
M-
GAB

UNOFFICIAL COPY

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA)

I, R. Icela Lopez a notary public in and for the said County, in the state aforesaid, DO HEREBY CERTIFY that Ronn Pisapia, Vice President, 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 31 day of August, 1999.



Commission expires 12/10/2002


R. Icela Lopez Notary public

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.

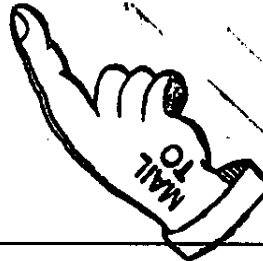
Mail Recorded Satisfaction To:

KIMBERLY ZITZKA
5 CINNAMON CREEK DR # 3S
PALOS HILLS IL 60465

Countrywide Home Loans, Inc

Prepared By: _____

CTC Real Estate Services
1800 Tapo Canyon Road, MSN SV2-88
Simi Valley, CA 93063



UNOFFICIAL COPY

LOAN #: 2414203

UNIT NO. 5-3-S AND GARAGE UNIT 2-A-5 IN THE HILLS OF LOS PALOS PHASE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24917691, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 23-10-200-015-1052

THIS IS NOT A PURCHASE MONEY MORTGAGE
THIS IS A HOMESTEAD PROPERTY

which has the address of 5 CINNAMON CREEK DRIVE #3S, PALOS HILLS

[Street, City]

Illinois 60465-

("Property Address");

[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and 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 seised 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.

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

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 2601 *et seq.* ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid 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 all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the