

UNOFFICIAL COPY

RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS, That the MARQUETTE NATIONAL BANK, a National Banking Association, existing under the laws of the United States of America, in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto

JEROME A. STEPANEK & LOUISE A. STEPANEK, HIS WIFE

heirs, 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 date the 23rd day of August A.D. 19 84, and recorded in the Recorder's Office of Cook County, in the State of Illinois, as Document Number 25120984 to the premises therein described situated in the County of Cook, State of Illinois, as follows, to-wit:



Lot 23 in Frederick N. Bartletts 87th St. Orchard Farms being a Subdivision of the South East 1/4 of the South West 1/4 (Except the East 1/2 of the South East 1/4 of said South East 1/4 of the South West 1/4 and except the West 1/2 of the South West 1/4 of said South West 1/4) of Section 33 Township 38 North, Range 13, East of the Rhird Principal Meridian, according to Plat thereof Recorded Feb. 25, 1941 as Document 12629627 in Cook County, Illinois.

FIRST AMERICAN TITLE ORDER NUMBER ATPC 5233 PIN# 19-33-311-003
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together with all the appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, Said MARQUETTE NATIONAL BANK, has caused these presents to be signed by its Vice-President, and attested by its Assistant Secretary, and its corporate seal to be hereto affixed, this 28th day of September 19 84

Prepared By: KAY E. BEMBENEK
MARQUETTE NATIONAL BANK
6316 South Western Avenue
CHICAGO, ILLINOIS 60636

MARQUETTE NATIONAL BANK

By John Makony Vice-President

Attest [Signature] Assistant Secretary



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.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Vice President and Assistant Secretary of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as such officers of said Bank and caused the seal of said Bank to be thereunto affixed, as their free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of September, 19 84
[Signature]
Notary Public

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

8629 South Lockwood
Burbank, Illinois 60459

FOR RECORDERS USE ONLY

99978996

8426/0003 28 001 Page 1 of 3
1999-10-19 08:56:56
Cook County Recorder 25.50

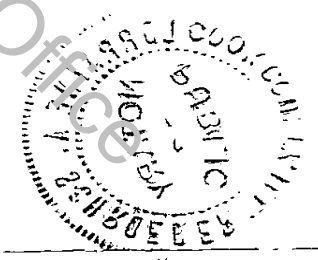
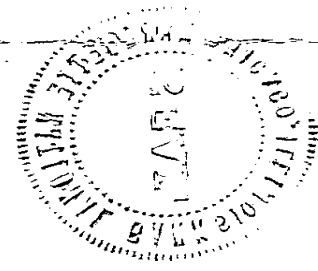
NAME James Arnold
STREET 9738 Southwest Hwy
CITY Oak Lawn, IL 60453

DELIVERY

INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER

UNOFFICIAL COPY

Property of Cook County Clerk's Office



Handwritten signature or initials in the bottom right corner.

SHORT FORM RESIDENTIAL LOAN POLICY
ONE-TO-FOUR FAMILY

Issued by

First American Title Insurance Company

SCHEDULE A

Amount of Insurance : \$120,000.00 Mortgage Amount : \$120,000.00
Title File Number : ATPC5233 Loan Number : 0007408030
Policy Number : SR-806286 Date of Policy : 10/14/99
Mortgage Date : 10/14/99 or the date of recording
of the insured mortgage
whichever is later
Name of Insured : "ABN AMRO MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS AS
DEFINED IN PARAGRAPH 1(A) OF THE CONDITIONS AND STIPULATIONS OF
THIS POLICY."

Name of Borrower(s) : RICHARD E. LAWLER, SINGLE NEVER MARRIED

Property Address : 8629 S. LOCKWOOD
City : BURBANK
County and State : COOK, IL

The estate or interest in the land identified in this Schedule A and which is encumbered by the insured mortgage is fee simple and is at the Date of Policy vested in the borrower(s) shown in the insured mortgage and named above. The land referred to in this policy is described as set forth in the insured mortgage and is identified as the property address shown above.

This policy consists of two pages, unless an addendum or endorsement is attached and indicated below:

- Addendum attached No addendum attached
 Endorsement attached No endorsement attached

The ALTA endorsements indicated below are incorporated herein:

- Endorsement 4 (Condominium) Endorsement 4.1
 Endorsement 5 (Planned Unit Development) Endorsement 5.1
 Endorsement 6 (Variable Rate) Endorsement 7 (Manufactured Housing)
 Endorsement 6.2 (Variable Rate - Negative Amortization) Endorsement 8.1 (Environmental Protection Lien)
referring to the following state statute(s):
65 ILCS 5/11-31-1(f)

First American Title Insurance Company
4550 W. 103rd Street
Oak Lawn, IL 60453
(708) 425-9666

Countersigned By: Caroline Wilmot
Closing Officer: CAROLINE WILMOT
Escrow File No.: ATPC5233

SUBJECT TO THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B BELOW, AND ANY ADDENDUM ATTACHED HERETO, FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, HEREIN CALLED THE "COMPANY," HEREBY INSURES THE INSURED IN ACCORDANCE WITH AND SUBJECT TO THE TERMS, EXCLUSIONS, CONDITIONS AND STIPULATIONS SET FORTH IN THE AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (10-17-92), ALL OF WHICH ARE INCORPORATED HEREIN, ALL REFERENCES TO SCHEDULES A AND B SHALL REFER TO SCHEDULES A AND B OF THIS POLICY.

First American Title Insurance Company

BY *Parker S. Kennedy* PRESIDENT

ATTEST *Mark L. Armean* SECRETARY

SCHEDULE B

**EXCEPTIONS FROM COVERAGE AND
AFFIRMATIVE ASSURANCES**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of the matters set forth below, except to the extent that the Company does insure in accordance with and subject to its terms against loss or damage which the insured shall sustain by reason of any inaccuracies in the affirmative assurances set forth below, except as limited in any addendum attached hereto:

1. Those taxes and special assessments which become due and payable subsequent to Date of Policy.
2. Covenants, conditions and restrictions, if any, appearing in the public records. This policy insures that the same have not been violated, except that such affirmative assurance does not extend to covenants, conditions and restrictions relating to environmental protection unless a notice of a violation thereof has been recorded or filed in the public records and is not referenced in an addendum attached hereto. Further, this policy insures that any future violation of any covenants, conditions and restrictions appearing in the public records, including any relating to environmental protection, will not result in a forfeiture or reversion of title and that there are no provisions therein under which the lien of the insured mortgage can be extinguished, subordinated or impaired.
3. Any easements or servitudes appearing in the public records. This policy insures that none of the improvements encroach upon the easements and that any use of the easements for the purposes granted or reserved will not interfere with or damage the improvements, including lawns, shrubbery and trees.
4. Any lease, grant, exception or reservation of minerals or mineral rights appearing in the public records. This policy insures that the use of the land for residential one-to-four family dwelling purposes is not, and will not be, affected or impaired by reason of any lease, grant, exception or reservation of minerals or mineral rights appearing in the public records and this policy insures against damage to existing improvements, including lawns, shrubbery and trees, resulting from the future exercise of any right to use the surface of the land for the extraction or development of the minerals or mineral rights so leased, granted, excepted or reserved. Nothing herein shall insure against loss or damage resulting from subsidence.
5. This policy insures against loss or damage by reason of any violation, variation, encroachment or adverse circumstance affecting the title that would have been disclosed by an accurate survey. The term "encroachment" includes encroachments of existing improvements located on the land onto adjoining land, and encroachments onto the land of existing improvements located on adjoining land.