

UNOFFICIAL COPY

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1999-01-28 11:24:31
Cook County Recorder 25.50

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WHEN RECORDED MAIL TO:

MARK W. GROGAN
LAURA A. GROGAN
4136 PONTIAC,
CHICAGO, IL 60656
Loan No: 1315357

COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE



RELEASE OF MORTGAGE OR TRUST DEED BY CORPORATION (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.

Know All Men By these Presents, Crown Mortgage Company of the County of Cook and the State of Illinois for and in consideration of the payment of the Indebtedness secured by the property hereinafter mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIM unto MARK W. GROGAN his/hers/ LAURA A. GROGAN, HUSBAND AND WIFE their heirs, legal representatives and assigns, all the right, titles, interest, claim or demand whatsoever it may have acquired in, through or by a certain mortgage bearing date the 12-30-96 and recorded in the Recorder's Office of COOK County, in the State of IL, in book N/A of records on page N/A, as Document No. 97031547, to the premises therein described as follows, situated in the County of COOK State of IL to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

Tax ID No. (Key No.) 12-14-402-028-0000 Tax Unit No.
Address: 4136 Pontiac Chicago, IL 60656
Witness Our hand(s) and seals(s), this 1ST day of JAN., 1999,

THIS INSTRUMENT
WAS PREPARED BY: LESLIE A. GRAVES

CROWN MORTGAGE COMPANY
6141 WEST 95TH STREET
OAK LAWN, IL 60453

BY:

David W. Silha
Asst. Vice President

3P

BY:

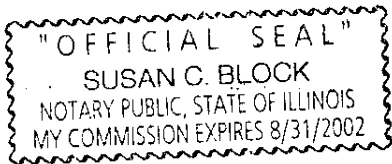
Mary Rihani
Asst. Secretary

STATE OF ILLINOIS)

COUNTY OF COOK)

On this 1st day of JANUARY 1999, before me, the undersigned Notary Public, personally appeared David W. Silha and Mary Rihani and known to me to be the Asst. Vice President and Asst. Secretary, authorized agents for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

Susan C Block
Notary Public



Property of Cook County Clerk's Office

of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to the Lender the following described property located in Cook County, Illinois:

LOT 8 IN BLOCK 4 IN FEUERBORN AND KLODE'S IRVINGWOOD SECOND ADDITION, BEING A SUBDIVISION IN THE SOUTH WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 1927, AS DOCUMENT NUMBER 9856980 IN BOOK 255 OF PLATS, PAGE 17.

97031047

TAX ID NO. 12 14-402-028-0000 TAX ID NO. TAX ID NO. which has the address of 4136 PONTIAC, CHICAGO Illinois 60656 [Zip Code] ("Property Address"); [Street, City],

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 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.

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.

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. Section 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.

Handwritten initials and signature.