

UNOFFICIAL COPY

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Cook County Recorder 25.50



RELEASE DEED

Loan No **0020427530**
Mail to: NationsBanc Mortgage Corporation
P.O. Box 35140
Louisville, KY 40232

Name and Address of Preparer:
NationsBanc Mortgage Corporation
101 East Main Street, Suite 400
Louisville, KY 40202

~~Know All Men by These Presents, That NationsBanc Mortgage Corporation of the County of JEFFERSON and the State of KENTUCKY~~ for and in consideration of one dollar, and for other good and valuable consideration, the receipt whereof is hereby confessed, do hereby remise, convey, and quit claim unto **SHERRY D. JORDAN- THOMAS, MARRIED TO OSCAR THOMAS** of the County of **COOK** and the State of **Illinois** all right, title, interest, claim, demand, whatsoever HE/SHE may have acquired in and through or by a certain and Mortgage bearing the date of the **25TH** day of **JUNE**, A.D. 1996, and recorded in the Recorder's Office of **COOK** County, in the State of **Illinois**, as Book **N/A**, Page **N/A** Document No. **96715178** to the premises therein described, situated in the County of **COOK**, State of **Illinois**, as follows to wit:

*Legal: SEE ATTACHED

Permanent Index Number(s): 19-35-207-007
Property Address: 3531 WEST 80TH STREET, CHICAGO, ILLINOIS 60652
Witness my hand and seal this 1ST day of FEBRUARY

NationsBanc Mortgage Corporation

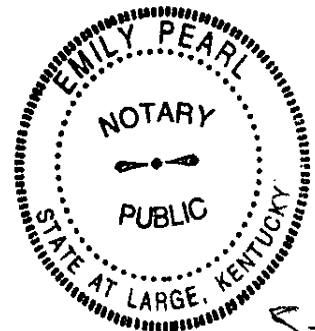


By Laurie Freitag
Laurie Freitag, Asst. Vice President

STATE OF KENTUCKY §
COUNTY OF JEFFERSON §

I, **Emily Pearl** the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Laurie Freitag** 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 **Laurie Freitag** signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the releaser and waiver of the right of homestead.
Given under my hand and notarial seal this 1ST day of **FEBRUARY, 1999.**

Emily Pearl
Notary Public, State at Large Kentucky
Emily Pearl
My commission expires: 01-05-2002



PHI

3-3-99
K.P.

LOAN NO. 00103263 #95

Security Instrument; and (c) the performance 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 SEVEN EIGHTY-NINE (789) IN SOUTH WEST HIGHLANDS AT SEVENTY-NINTH (79TH) AND KEDZIE AVENUE UNIT NUMBER THREE (#3) BEING A SUBDIVISION OF WEST ONE HALF (1/2) OF NORTH EAST ONE-QUARTER (1/4) OF SECTION THIRTY-FIVE (35) TOWNSHIP THIRTY-EIGHT (38) NORTH RANGE THIRTEEN (13) EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN (EXCEPT LANDS DEEDED TO RAILROAD AND EXCEPT STREETS HERETOFORE DEDICATED) IN COOK COUNTY ILLINOIS.

TAX ID #19-35-207-007

which has the address of 3531 WEST 80TH STREET, CHICAGO

[Street, City],

Illinois 60652 [Zip Code] ("Property Address");

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."