AMIC LOAN NO.: U3BAFOFFICIAL CO11/0078 89 001 Page 1 of

1999-04-01 08:39:19

Cook County Recorder



## RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: THAT ATLANTIC MORTGAGE & INVESTMENT CORPORATION

A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA THE OWNER AND HOLLER OF A CERTAIN MORTGAGE DEED EXECUTED BY OTIS WALKER

DOROTHY WALKER

TO

COMBINED MORTGAGE SERVICES, INC.

BEARING DATE OF 12/20/83 RECORDED IN BOOK

, ON 12/22/83 DOCUMENT 25905803 IN THE OFFICE OF THE COUNTY RECORDER OF COOK COUNTY STATE OF ILLINOIS SECURING A

CERTAIN NOTE IN THE PRINCIPAL SULL OF \$40,450

DOLLARS, AND CERTAIN PROMISES AND OBLIGATIONS SET-FORTH ...IN .. SAID-MORTGAGE DEED, UPON THE PROPERTY SITUATE IN SAID STATE AND COUNTY DESCRIBED AS FOLLOWS, TO-WIT:

SEE LEGAL ATTACHED:

PIN: 16-04-320-033, VOL 544

HEREBY ACKNOWLEDGES FULL PAYMENT AND SATISFACTION OF SAID NOTE AND MORTGAGE DEED, AND SURRENDERS THE SAME AS CANCELLED, AND HEREBY DIRECTS THE COUNTY RECORDER TO CANCEL THE SAME OF RECORD.

> IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED, DYCITS PROPER OFFICERS THEREUNTO DULY AUTHORIZED, ON NOVEMBER 24, 1998

> > ATLANTIC MORTGAGE & INVESTMENT CORPORATION

CAROL MOSS

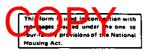
ASST. VICE PRESIDENT

SM196

MONOFICIAL COPY

TO TO COMMISSION & CORPUS DIRES November 1, 2002 a problem and a case we

76/4'S O'R'CO



THIS INDENTURE, Made this 20th

(-L)

day of

DECEMBER ~

1983 between

OTIS WALKER AND DOROTHY J. WALKER, HUSBAND AND WIFE COMBINED MORTGAGE SERVICES, INC.

Mortgagor, and

a corporation organized and existing under the laws of THE STATE OF ILLINOIS Mortgagee.

## TWELVE AND ONE

NOW, THEREFORE, the said Mortgagor, for the better securing of the payment of the said principal sum of rone" and interest and the performance of the covenants and agreements herein contained, does by these present. MORTGAGE and WARRANT unto the Mortgagee, its successors or assigns, the following described Real Estate saturate, lying, and being in the county of the county of the county of the said principal sum of the State of Illino's, to air.

LOT 23 IN DAY ON'S RESURDIDISTRY OF LOTS 1 TO 24 INCLUSIVE IN BLOCK 1 AND OF LOTS 1 TO 24 INCLUSIVE OF BLOCK 2 AT A BUSINESS 174 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING EAST OF THE WEST 1250.2 FEET THE TOTAL OF THE THIRD PRINCIPAL MEET 174 IN COOK COUNTY, ILLINOIS.

RECORD AND RETURN TO:
COMBINED MORTGAGE SERVICES, INC
1515 N. HARLEM AVENUE, SUITE 04
OAK PARK, ILLINOIS 60302

PREPARED BY: DIANE DAHMS OAK PARK, IL 60302

TOGETHER with all and singular the tenements. Feredit ments and appurtenances thereunto belonging, and the rents, issues, and profits thereof; and all apparatus and fixtures of every kind for the purpose of supplying or distributing heat, light, water, or power, and all plumbing and other fixtures in, or that may be placed in, any building now on hereafter standing on said land, and also all the astate, right, title; and interest of the said Mortagor in and to said premises.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances and fixtures, unto the said Mortgagee, its successors and assigns, forever, for the purposes and us therein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws c the State of Illinois, which said rights and benefits the said Mortgagor does hereby expressly release and waive

AND SAID MORTGAGOR covenants and agrees

To keep said premises in good repair, and not to do, or permit to be done, or or said premises, anything that may impair the value thereof, or of the security intended to be effected by virtur of this instrument; not to suffer any lien of mechanics men or material men to attach to said premises; to pay to the for gagee, as hereinafter provided, until said note is fully paid, (1) a sum sufficient to pay all taxes and assessments on said premises, or any tax or assessment that may be levied by authority of the State of Illinois, or of the County, town, village, or city in which the said land is situate, upon the Mortgagor on account of the ownership, thereof; (2) a sum sufficient to keep all buildings that may at any time be on said premises, during the confine ance of said indebtedness, insured for the benefit of the Mortgagee in such forms of insurance, and in such amounts, may be required by the Mortgagee.

In case of the refusal or neglect of the Mortgagor to make such payments, or to satisfy any prior lieu of incumbrance other than that for taxes or assessments on said premises, or to keep said premises in good repair, the the Mortgagee may pay such taxes, assessments, and insurance premiums, when due, and may make such repairs to the property herein mortgaged as in its discretion it may deem necessary for the proper preservation thereof, and any moneys so paid or expended shall become so much additional indebtedness, secured by this mortgage, to be paid out of proceeds of the sale of the mortgaged premises, if not otherwise paid by the Mortgagor.

It is expressly provided, however (all other provisions of this mortgage to the contrary notwithstanding), that the Mortgagee shall not be required nor shall it have the right to pay, discharge, or remove any tax, assessment, or tax lien upon or against the premises described herein or any partithereof or the improvements situated thereon, so long as the Mortgagor shall, in good faith, contest the same or the validity thereof by appropriate legal proceedings brought in a court of competent jurisdiction, which shall operate to prevent the collection of the tax, assessment, or lien so contested and the sale or forfeiture of the said premises or any part thereof to satisfy the same.

Replaces FHA-2116M, which may be used until supply is exhausted

STATE OF ILLINOIS HUD-92116M (5-80) 259058