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Doc#: 0713734108 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/17/2007 01:50 PM Pg: 1 of 5

NOTICE OF EQUITABLE MORTGAGE

YOU ARE HEREBY NOTIFIED THAT:

WHEREAS, on July 11, 2006, a Warranty Deed dated June 16, 2006, (the "Deed"), was recorded with the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 0619202085. Said Deed purportedly attempted to convey the following legally described real estate:

THE SOUTH ¼ OF LOT 1 IN BLOCK 4 (EXCEPT THAT PART THEREOF TAKEN OR USED FOR SOUTH WABASH AVENUE AND ALLEY) ON WILSON HEALD AND STEBBIN'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-15-306-021-0000

Common address: 6008 South Wabash, Chicago, Illinois 60637

WHEREAS, Johnny A. Culpepper became the legal title holder of the real estate in and by virtue of inheritance from his mother, Elenora Culpepper, who was the legal title holder in and by virtue of a deed recorded with the Office of the Recorder of Deeds of Cook County, Illinois, on January 6, 1964, as Document No. 19014524.

WHEREAS, Elenora Culpepper died intestate on September 25, 2002, leaving her only living child, Johnny A. Culpepper, as her only heir at law and next of kin.

WHEREAS, title to the real estate vested in Johnny A. Culpepper immediately on the death of Elenora Culpepper on September 25, 2002.

WHEREAS, Johnny A. Culpepper conveyed the real estate to himself and his wife, Linda Culpepper, as tenants by the entirety by virtue of a warranty deed recorded with the Recorder of Deeds of Cook County, Illinois, on March 2, 2005, as Document No. 0506149314.

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WHEREAS, the Deed recorded with the Office of the Recorder of Deeds of Cook County, Illinois Cook County Recorder's office as Document No. 0619202085 purportedly conveying the property to Kuroi & Shiroy Consultants, Inc. was not intended to and should not be construed to have conveyed an absolute interest in the property, but rather was intended only as a security in the nature of an equitable mortgage.

NOW THEREFORE, all the world take notice:

1. Linda Culpepper and Johnny A. Culpepper claim a legal and equitable interest in the real estate, as specifically described in the Affidavit of Interest attached hereto.
2. This Notice imparts actual and constructive notice and all the world shall take notice of the rights of Linda Culpepper and Johnny A. Culpepper.
3. All rights, powers and remedies of Linda Culpepper and Johnny A. Culpepper to exercise any and all of the rights contained in his legal rights a true owner of the property shall be in full force and effect.
4. The conveyance represented by the Deed is solely an equitable mortgage and not a transfer of real estate and such purported Grantee under the Deed, Kuroi & Shiroy Consultants, Inc. or any taker or assignee therefrom, is subject to Linda Culpepper and Johnny A. Culpepper's interest in the property.

IN WITNESS WHEREOF, Lea A. Weems, has hereunto set her hand and seal this

May 16, 2007, 2007.

Lea A. Weems
Lea A. Weems

State of Illinois)
) SS
County of Cook)

The foregoing instrument was acknowledged before me on this 16 day of May, 2007.

Suzette Flores
Notary Public

(Impress official seal here)



This document was prepared by:

Lea A. Weems
Legal Assistance Foundation of Metropolitan Chicago
111 W. Jackson Blvd., 3rd Floor
Chicago, IL 60604

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STATE OF ILLINOIS, COUNTY OF COOK) ss.

AFFIDAVIT OF INTEREST

Johnny A. Culpepper, being first duly sworn upon oath, deposes and states as follows:

1. By this Affidavit of Interest, I claim an interest in the real property commonly known as 6008 South Wabash, Chicago, Illinois (the "Property"). The legal description of the Property is set forth in the Notice of Equitable Mortgage to which this Affidavit of Interest is attached.
2. The legal interest that I claim is fee simple title.
3. I claim such title by reason of the following:
 - a. Prior to the occurrences described below, I held record legal title to the Property with my wife, Linda Culpepper.
 - b. Specifically, I became legal title holder of the real estate by virtue of inheritance from my mother, Elenora Culpepper, in September, 2002.
 - c. Elenora Culpepper became legal title holder of the Property by virtue of a deed recorded with the Office of the Recorder of Deeds of Cook County, Illinois, on January 6, 1964, as Document No. 19014524.
 - d. Elenora Culpepper died intestate on September 25, 2002, leaving me, her only living child, as her only heir at law and next of kin.
 - e. Title to the real estate vested in me immediately on the death of Elenora Culpepper on September 25, 2002.
 - f. By Warranty Deed dated January 18, 2005, and recorded with the Recorder of Deeds of Cook County, Illinois, on March 2, 2005, as Document No. 0505149314, I conveyed the Property to myself and my wife, Linda Culpepper, as tenants by the entirety.
 - g. By Quit Claim Deed dated June 11, 2006, and recorded with the Recorder of Deeds of Cook County, Illinois, on June 12, 2006, as Document No. 0616332052, my interest in the Property is purported to have been conveyed by me to my wife, Linda Culpepper.
 - h. By Warranty Deed dated June 16, 2006, and recorded with the Recorder of Deeds of Cook County, Illinois, on July 11, 2006, as Document No. 0619202085, the Property is purported to have been conveyed by my wife, Linda Culpepper, to Kuroi & Shiroy Consultants, Inc.
 - i. The Warranty Deed dated June 16, 2006, and recorded with the Recorder of Deeds of Cook County, Illinois, on July 11, 2006, as Document No. 0619202085, was not intended to convey, and should not be construed to have conveyed, an absolute interest in the property, but rather was intended solely as security in the nature of an equitable mortgage. Therefore, it is in derogation of my legal and equitable rights and interests in the Property.

FURTHER AFFIANT SAYETH NOT.

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IN WITNESS WHEREOF, affiant sets his hand and seal to this Affidavit of Interest on _____

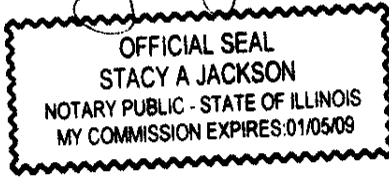
May 16, 07

Johnny A. Colpepper
Johnny A. Colpepper

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF May, 2007.

Stacy A. Jackson
Notary Public

(Impress official seal here)



Property of Cook County Clerk's Office

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STATE OF ILLINOIS, COUNTY OF COOK) ss.

AFFIDAVIT OF INTEREST

Linda Culpepper, being first duly sworn upon oath, deposes and states as follows:

1. By this Affidavit of Interest, I claim an interest in the real property commonly known as 6008 South Wabash, Chicago, Illinois (the "Property"). The legal description of the Property is set forth in the Notice of Equitable Mortgage to which this Affidavit of Interest is attached.
2. The legal interest that I claim is fee simple title.
3. I claim such title by reason of the following:
 - a. Prior to the occurrences described below, I held record legal title to the Property with my husband, Johnny A. Culpepper, as tenants by the entirety.
 - b. Specifically, I became legal title holder of the real estate by virtue of a Warranty Deed dated January 18, 2005, and recorded with the Recorder of Deeds of Cook County, Illinois, on March 2, 2005, as Document No. 0506149314.
 - c. By Quit Claim Deed dated June 11, 2006, and recorded with the Recorder of Deeds of Cook County, Illinois, on June 12, 2006, as Document No. 0616332052, Johnny A. Culpepper purportedly conveyed his interest in the Property to me.
 - d. By Warranty Deed dated June 16, 2006, and recorded with the Recorder of Deeds of Cook County, Illinois, on July 11, 2006, as Document No. 0619202085, the Property is purported to have been conveyed by me to Kuroi & Shirai Consultants, Inc.
 - e. The Warranty Deed dated June 16, 2006, and recorded with the Recorder of Deeds of Cook County, Illinois, on July 11, 2006, as Document No. 0619202085, was not intended to convey, and should not be construed to have conveyed, an absolute interest in the property, but rather was intended solely as security in the nature of an equitable mortgage. Therefore, it is in derogation of my legal and equitable rights and interests in the Property.

FURTHER AFFIANT SAYETH NOT.

IN WITNESS WHEREOF, affiant sets his hand and seal to this Affidavit of Interest on _____

5-16-07

Linda Culpepper
Linda Culpepper

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF May, 2007.

Stacy A Jackson
Notary Public

(Impress official seal here)

