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0734710036

Doc#: 0734710036 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/13/2007 01:01 PM Pg: 1 of 7

Property of
~~AFFIDAVIT OF OWNERSHIP~~
Cook County Clerk's Office

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AFFIDAVIT OF OWNERSHIP

BE IT KNOWN TO ALL PERSONS THE FOLLOWING CLAIM OF LAWFUL OWNERSHIP:

COMMON ADDRESS OF PROPERTY:

1031A Bellwood Avenue,

Bellwood, Illinois 60104-2351

Permanent Real Estate Index No:

15-16-117-067-0000

THE UNDERSIGNED, DARRELL DAILY, presently residing at 6696 Navy Road, P.O. Box 2000, Millington, Shelby County, Tennessee, referred to as "Affiant", hereby states under oath and penalty of perjury, for the purpose of making known to all interested parties whatsoever, the following, to wit:

- 1) That Affiant is the rightful legal and equitable owner of that real estate located in Cook County, Illinois commonly known as 1031A Bellwood Avenue, Bellwood, Illinois 60104-2351, more specifically described on the attached Exhibit A, and listed as Permanent Real Estate Index Number 15-16-117-167-0000, hereafter referred to as the "Property".
- 2) That Affiant conveyed and quit-claimed his sole title and interest in said Property in trust to First Suburban National Bank by Deed dated June 13, 1992 and recorded as Document #92688113 in the Office of Cook County Recorder of Deeds, having now owned said Property for approximately 16 years; the Bank Trust Agreement also of June 13, 1992 and its public confirmation

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as recorded Document #92688114 in the Recorder's Office, is for the exclusive benefit of Affiant and pursuant to Paragraph F thereof, all subsequent conveyances and encumbrances may be made by the Trustee only upon upon written direction of Affiant as trust beneficiary.

3) That on July 27, 2006 Tina Daily, niece of Affiant, caused to be executed and delivered to First Suburban National Bank an instrument entitled "Direction To Convey" requesting said Trustee to convey the Property to Tina Daily as Grantee using as Grantee's address the office of David Nuckolls, Attorney, 7115 West North Avenue, Suite 123, Oak Park, IL 60302 for the consideration of Ten and no/100 (\$10.00) Dollars.

4) That the said Direction To Convey was signed by Tina Daily along with a forged signature of Darrell Daily; that said instrument was notarized by Lolita Sugay Lingao indicating only that Tina Daily executed said instrument in her presence.

5) That at no time has Affiant granted authority to Tina Daily to execute instruments on his behalf or to grant any power to act for him in any capacity whatsoever; further Affiant was not aware in July, 2006 that Tina Daily had purported to act for him, executed his name to any document, or was attempting to obtain a conveyance of said Property from First Suburban National Bank as Trustee.

6) That on July 7, 2006 a Quit Claim Deed was recorded under the forged signature of Affiant, purporting to convey and quitclaim the Property to Tina Daily, as Grantee, (hereafter the "Forged Deed"); said Forged Deed

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was notarized by Ellen S. Ware of Cook County, Illinois who certified that Darrell Daily, personally known to her, appeared and subscribed said Forged Deed; the same was duly recorded on July 12, 2006 as Document #0619317068 in the Office of Cook County Recorder of Deeds. Further the file records of First Suburban National Bank contain a copy of a Trustee's Deed dated July 27, 2006 in favor of Tina Daily as Grantee conveying the Property to her duly executed by said Bank as Trustee acting through its trust officer, Pat Guisinger, and notarized on July 28, 2006 by Kathleen R. Sims of Cook County, IL.

- 7) That during the entire year of 2006 Affiant, as the alleged Grantor of the Forged Deed, was held and incarcerated by the Federal Bureau of Prisons and was continuously unavailable to execute the Forged Deed before a Cook County notary, as the acknowledgement by Ellen Ware represents. Affiant did not execute said instrument by mail or otherwise.
- 8) That Affiant has learned that Tina Daily, as Grantee, and having a local address of 1833 North Mulligan Avenue, Chicago, Illinois 60539 subsequently borrowed on or about August 2, 2006 the sum of One Hundred Twenty-Six Thousand and no/100 (\$126,000.00) Dollars pledging said Property as collateral and granting a first lien in favor of GMB Financial Group, Inc. 251 Jeanell Drive, Suite 3, Carson City, NV 89703 (hereafter the "Lender").
- 9) That the Lender obtained mortgage title insurance insuring its Property mortgage lien from Ticor Title Insurance Company at 1990 E. Algonquin Road, Suite 100, Schaumburg, IL 60173 on August 2, 2006, the date of loan closing.

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this instrument on the date and place indicated below before an authorized and duly acting Notary Public.

Darrell D. Daily

Darrell Daily, Affiant

STATE OF TENNESSEE)

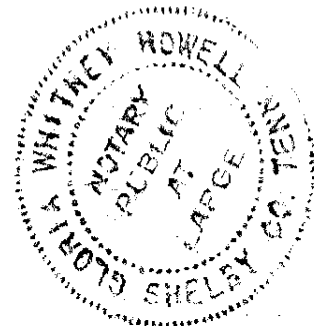
COUNTY OF SHELBY)

BEFORE ME, a duly licensed Notary Public, appeared Darrell Daily, personally known to me, who having been first duly sworn, acknowledged that he executed the foregoing instrument as his free act and deed this 29th day of November, 2007.

Gloria Whitney Howell

Gloria Howell, Notary Public

My Commission Expires: June 24, 2008



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EXHIBIT A

LEGAL DESCRIPTION

The East 20.18 feet of the West 27.18 feet of Lots 27 and 28 in Block 2 in Shekleton Brothers Resubdivision of part of Payne's Subdivision (except Lots 18, 19, and 20) of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, and the South 8.33 feet of the North 41.66 feet (except the West 108.75 feet thereof) of Lots 27 and 28 in Block 2 in Shekleton Brothers Resubdivision of part of Payne Subdivision (except Lots 18, 19 and 20) of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 15-16-117-067

Also Known As: 1031A Bellwood Avenue, Bellwood, IL.

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10) That Affiant files this Affidavit of Ownership in the land records of Cook County, IL for the sole purpose of placing all interested parties on due notice that he claims his lawful ownership interest in said Property and reserves all legal and equitable remedies against such parties who claim an adverse title interest in the Property. Any person having need for further information or evidence of Affiant's title claim should contact him in writing as follows:

Darrell Daily
FPC Reg. No. 06118-424
P.O. Box 2000
Millington, TN 38083-2000

ANY PURPORTED TRANSACTION WITH TINA DAILY, GMB FINANCIAL GROUP, INC., OR THEIR HEIRS, ASSIGNS AND SUCCESSORS WITH RESPECT TO THIS PROPERTY BEARS SUBSTANTIAL LEGAL RISKS; TAKE DUE NOTICE OF THE CONTENTS OF THIS INSTRUMENT AND GOVERN YOURSELF ACCORDINGLY.

FURTHER AFFIANT SAITH NOT.

IN WITNESS WHEREOF, the Undersigned Affiant, having first sworn under oath as to the truthfulness of the above statements of fact, hereby executes