

UNOFFICIAL COPY



SUBSTITUTION OF TRUSTEE

FULL RECONVEYANCE

Doc#: 0900645102 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/06/2009 12:08 PM Pg: 1 of 4

Volodymyr: Dziuma, acting in the capacity of settlor for STATE BANK OF COUNTRYSIDE, as beneficiary under that certain Deed of Trust duly substitutes and appoints Jai Bea as Trustee under said Deed of Trust, and having received from furnisher of the consideration there under a written request to reconvey, reciting that all sums secured by said Deed of Trust have been fully paid by recording the Promissory Note as a registered security, and said Deed of Trust and the note or notes secured thereby having been surrendered to said Trustee for cancellation, does hereby RECONVEY, without warranty, to the person or persons legally entitled thereto, the property now held by it there under.

Said Deed of Trust was executed by VOLODYMYR DZIUMA ("Trustor") to STATE BANK OF COUNTRYSIDE. ("Original Beneficiary"), and recorded in the official records of COOK COUNTY, ILLINOIS, as follows: Date Deed of Trust Recorded: October 02, 2007 as Instrument Number 0727502119.

Date Promissory Note Recorded: September 22, 2008 as Instrument Number 0826629037.

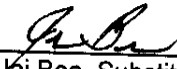
PROPERTY ADDRESS: 1045 N. CALIFORNIA CHICAGO, ILLINOIS

LOT 24 IN BLOCK 1 IN WATRISS SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH, WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDAN (EXCEPT THE EAST 115 FEET THEROF) IN COOK COUNTY, ILLINOIS

Parcel ID Number: 16-01-480-006-0000

IN WITNESS WHEREOF, Volodymyr: Dziuma, in the capacity as Settlor for STATE BANK OF COUNTRYSIDE, has caused his name and seal to be hereto affixed.

STATE BANK OF COUNTRYSIDE.



Jai Bea, Substitute Trustee




STATE BANK OF COUNTRYSIDE

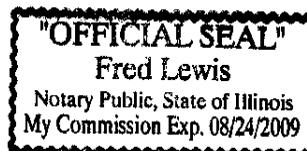
BY: Volodymyr: Dziuma, Settlor

Illinois)
) ss ACKNOWLEDGEMENT
Cook County)

As a Notary Public for said County and State, I do hereby certify that on this 5th day of JANUARY, 2009 the above mentioned appeared before me and executed the foregoing. Witness my hand and seal:



Notary Public



UNOFFICIAL COPY

CERTIFICATE OF RECONVEYANCE

I, Fred Lewis, am the notary to whom all communications are to be mailed regarding the contract entitled NOTICE OF RECONVEYANCE in response to Public Account #0826329022, herein "presentment."

Pursuant to Illinois (Uniform Commercial Code) (810 ILCS 5/3-305) Sec. 3-305(b), and (U.S.) Uniform Commercial Code 3-505(b) and 1-202, Notice of Protest is hereby given with CERTIFICATE OF RECONVEYANCE regarding the following:

On December 22, 2008, the notary record shows a NOTICE OF BREACH was mailed to Volodymyr: Dziuma, and Prangtip: Chutipongpattanakul's Respondent Linda Yanz, Loan Resolution Specialist agent for STATE BANK OF COUNTRYSIDE, herein "Respondent," located at 6734 JOLIET ROAD COUNTRYSIDE [60525] ILLINOIS, who was given 10 days to respond.

As of this date, no response had been delivered to me, the designated receiver. I interviewed Volodymyr: Dziuma, and Prangtip: Chutipongpattanakul, whose affidavit is attached to this Notarial Protest. Volodymyr: Dziuma, and Prangtip: Chutipongpattanakul have stated to me by affidavit that Petitioners have received no response to said Private Contract at any other mailing location.

Based on the foregoing information, Respondent has dishonored Volodymyr: Dziuma, and Prangtip: Chutipongpattanakul's notices by non-acceptance and/or non-performance and have therefore assented to the terms and conditions in said Contract.

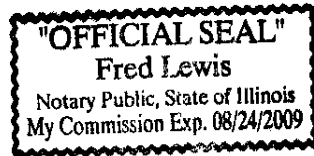

Fred Lewis, Third Party Witness

Illinois)
) ss ACKNOWLEDGEMENT
Cook County)

As a Notary Public for said County and State, I do hereby certify that on this 5th day of JANUARY 2009 the above mentioned appeared before me and executed the foregoing.

Witness my hand and seal:


Notary Public



**When Recorded Mail to: Volodymyr: Dziuma, Prangtip: Chutipongpattanakul
c/o 5925 Meadow Drive
Lisle [60532] Illinois**

UNOFFICIAL COPY**NOTICE OF DEFAULT**

Doc#: 0835722044 Fee: \$40.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 12/22/2008 01:30 PM Pg: 1 of 3

*Illinois) NOTICE TO AGENT IS NOTICE
 TO PRINCIPAL) ss NOTICE TO
 PRINCIPAL IS NOTICE TO AGENT
 Cook County)*

Having been duly sworn, Affiants declares that affidavit and response... The parties to the contract entitled, Notice of RECONVEYANCE , hereinafter "Contract," are in full agreement regarding the following:

1. Affiants are competent to state to the matters included in their declaration, have knowledge of the facts, and declared that to the best of their knowledge, the statements made in this affidavit are true, correct, and not meant to mislead;
2. Affiants are the secured party, superior claimant, holder in due course, and principal creditor having a registered priority lien hold interest to all property held in the name of Volodymyr: Dziurma organization # 2-██████████-10, and Prangtip: Chutipongpattanakul organization # ██████████-9, evidenced by UCC-1 Financing Statement Doc# 0822510055, and Doc# 0822510056 filed with the Secretary of State of the State of Illinois.
3. Respondent, Linda Yanz, is herein addressed in his/her private capacity, but in his/her public capacity is a citizen and resident of the State of ILLINOIS and is participating in a commercial enterprise with his/her co-business partners, including but not limited to STATE BANK OF COUNTRYSIDE, hereinafter collectively referred to as "Respondent";
4. The governing law of this private contract is the agreement of the parties supported by the Law Merchant and applicable maxims of law;
5. Affiants at no time have willing, knowingly, intentionally, or voluntarily agreed to subordinate their position as creditor, through signature, or words, actions, or inactions;
6. Affiants at no time has requested or accepted extraordinary benefits or privileges from the Respondent, the United States, or any subdivision thereof;
7. Affiants are not a party to a valid contract with Respondent that requires Affiants to perform in any manner, including but not limited to the payment of money to Respondent;
8. On September 22, 2008, Affiants sent a security, entitled Promissory Note, to the COOK COUNTY RECORDER to register. The cover document, entitled Notice of RECONVEYANCE , instructed Respondent on the procedure of concluding the contract. The COOK COUNTY RECORDER recorded the instrument and delivered the now registered security, herein "presentment," to the Respondent evidencing payment.
9. Affiants gave Notice that Respondent's failure to properly and timely respond to this good faith effort to settle the account noted above, would constitute Respondent's consent that Affiants, in the capacity of Settlers for Respondent, would record the FULL RECONVEYANCE in behalf of Respondent.
10. Respondent has dishonored Affiants presentment by not issuing a FULL RECONVEYANCE

UNOFFICIAL COPY

as stipulated in the original Deed of Trust when Deed of Trust was executed by delivery of the Promissory Note. This dishonor is now deemed to be a charge against Respondent.

11. In order to exhaust all administrative remedies, it is required that a Notarial Protest be executed to obtain any evidence and/or testimony from Respondent that could aid in his defense.

In the event no response is received by the Public Official (Notary), this will act as a witness against Respondent. Upon default, a CERTIFICATE OF RECONVEYANCE will be issued which will act as a Default Judgment against Respondent who will then be taken into bankruptcy liquidation whereby all the equity in the name of Respondent will be disposed of in a foreign proceeding.

It has been said, so it is done.

Dated this 22nd day of DECEMBER, 2008.

**Volodymyr: Dziuma,
Prangtip: Chutipongpattanakul**
Affiants

Illinois)
) ss ACKNOWLEDGEMENT
Cook county)

As a Notary Public for said County and State, I do hereby certify that on this 22nd day of DECEMBER, 2008 the above mentioned appeared before me and executed the foregoing.

Witness my hand and seal:

Fred Lewis Notary Public

