



Doc#: 1202531077 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/25/2012 02:53 PM Pg: 1 of 7

LOST DOCUMENT
AFFIDAVIT

MICHAEL D. BEHRENS, being first sworn upon his oath, deposes and states that if called to testify in this matter, could, based upon his own personal knowledge, competently testify as follows:

1. I am a Senior Counsel for Fidelity National Title Insurance Corporation ("Fidelity"), the parent company of Ticor Title Insurance Company ("Ticor Title") and possess authority to execute this affidavit on Ticor Title's behalf.
2. Among other things, Ticor Title issues title insurance policies for commercial and residential real estate transactions and performs related real estate services through both local branch offices and a network of affiliated agents.
3. As part of my job responsibilities, I periodically review records for closings conducted in the offices of Ticor Title as well as in the offices of Ticor Title's various agents as they relate to title claims that arise subsequent to the closing of individual transactions.
4. I have reviewed Ticor Title's records for a June 11, 2008 residential closing (the "Closing") in which Nikola Beselma ("Nikola") refinanced (the "Refinance") an existing mortgage lien (the "Prior Mortgage") recorded against the property located at 1453 S. Tripp Avenue - Unit 10B, Chicago, Illinois 60623 (the "Premises"). Having reviewed Ticor Title's records, I am familiar with the status of title to the subject property before and after the closing as well as the funds to be disbursed at the conclusion of the proceeding.

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5. Based on a HUD-1 Settlement Statement, it appears that on June 11, 2008, Nikola appeared at the offices of Olympic Title ("Olympic Title") at 744 N. Wells, Chicago, Illinois for purposes of closing (the "Closing") the Refinance.
6. Olympic Title was an authorized agent of Ticor Title.
7. According to Ticor Title's records, on June 11, 2008, Chicago Title Land Trust Company executed and delivered a Trustee's Deed (the "Deed") conveying title of the Premises to Nikola.
8. According to Ticor Title's records, Nikola financed the Refinance of the Premises by delivering a \$215,500.00 promissory note (the "Note") to Park National Bank ("Park National").
9. As security for sums advanced pursuant to the terms of the Note, Ticor Title's records reflect that Nikola executed and delivered a mortgage (the "Mortgage") pursuant to which Nikola conveyed to Park National a first mortgage lien interest in the Premises.
10. It is my understanding that it is customary for title companies to prepare photocopies of all signed deeds, notes and mortgages at the time of their execution. Following duplication, these documents are placed into a file maintained for each transaction.
11. The original Deed has been misplaced.
12. At the time of the Closing and following their execution, Olympic Title photocopied the Deed and placed an identical copy in the file maintained for this transaction. Since this time, Olympic Title and/or Ticor Title have been in continuous possession of the copy.
13. The Deed attached hereto is a true and correct copy of the Deed signed by the trust officer of Chicago Title Land Trust Company.

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FURTHER YOUR AFFIANT SAYETH NAUGHT.

Michael D. Behrens
Michael D. Behrens
Senior Counsel

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on January 9, 2012 by Michael D. Behrens, Senior Counsel for Fidelity National Title Group, National Title Clearance Center.

Deborah Lynn Benak
Notary Public

Printed Name: Deborah Lynn Benak

My Commission Expires: 6-10-14



Prepared By:
Casey B. Hicks, Esq.
Larson & Associates, P.C.
230 W. Monroe – Suite 2220
Chicago, Illinois 60606
(312) 422-1900

NTCC-BESELMA-NIKOLA

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Exhibit "A"

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Reserved for Recorder's Office

TRUSTEE'S DEED

This indenture made this 11th day of June, 2008, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 24th day of August, 2003, and known as Trust Number 1112347, party of the first part, and

NIKOLA BESELMA

whose address is :

1453 S. Tripp, Unit 10-B
Chicago, Illinois 60623

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Permanent Tax Number: 16-22-218-037-1004

Property Address: 1453 S. Tripp, Unit 10-B, Chicago, Illinois 60623

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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IN WITNESS WHEREOF, said party on the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: *Lidia Wolnica*
Assistant Vice President

State of Illinois
County of Cook SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 11th day of June, 2008.

Nancy A. Carlin
NOTARY PUBLIC

"OFFICIAL SEAL"
NANCY A. CARLIN
Notary Public, State of Illinois
My Commission Expires 04/14/10

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
171 N. Clark Street
Suite 575
Chicago, IL 60601-3294

AFTER RECORDING, PLEASE MAIL TO:

NAME *S L HALPERIN*

ADDRESS _____

CITY, STATE _____

SEND TAX BILLS TO: _____

COOK COUNTY Clerk's Office

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LEGAL DESCRIPTION:

UNIT 10-B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1453 S. TRIPP AVENUE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED OCTOBER 28, 2003 AS DOCUMENT NO. 0330119164, IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-22-118-037-1004

PROPERTY ADDRESS: 1453 S. Tripp Avenue Unit #10B, Chicago, IL 60623

Property of Cook County Clerk's Office