

UNOFFICIAL COPY



1203139084

ESTOPPEL AFFIDAVIT  
FOR DEED IN LIEU OF FORECLOSURE

Doc#: 1203139084 Fee: \$68.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/31/2012 03:22 PM Pg: 1 of 4

STATE OF Illinois )  
COUNTY OF Lake ) SS

Andrew P. Bresnahan and Caroline L. Bresnahan, husband and wife,  
(Affiant(s)/Grantor(s)), being first duly sworn on oath, deposes and states:

That Affiant(s) is/are the person(s) who made, executed, and delivered that certain Deed to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP, ITA COUNTRYWIDE HOME LOANS SERVICING LP, FOR THE BENEFIT OF THE JPMORGAN ALTERNATIVE LOAN TRUST 2007-S1 (Grantee), dated the 19 day of October, 2011, conveying the following described property, to wit:

Legal Description: Unit No. B33 in the Homes of Mohawk North Condominium, together with its undivided percentage interest in the common elements as defined and delineated in the Declaration of Condominium recorded as Document No. 97046857, as amended from time to time in the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

ALSO DESCRIBED AS:

Unit B33, in The Homes of Mohawk North Condominium as delineated on a survey of the following parcel of real estate: Lots 2 to 22, both inclusive, in Mohawk North Subdivision, being a Subdivision in the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded January 22, 1997 as Document No. 97046857, and as amended from time to time and the First Amendment to Declaration of Condominium of the Homes of Mohawk North Condominium recorded March 27, 1997, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 97214952 and the Second Amendment to Declaration of Condominium of the Homes of Mohawk North Condominium recorded May 21, 1997 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 97361429 and the Third Amendment to Declaration of Condominium of the Homes of Mohawk North condominium recorded June 6, 1997 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 97403215 together with it undivided percentage interest in the common elements.

# UNOFFICIAL COPY

**Tax Key:** 17-04-121-088-1020

**Property Address:** 1455 N. Larrabee St. #B, Chicago, IL 60610

That the aforesaid Deed was intended to be and was an absolute voluntary conveyance of the title of said premises to the Grantee named therein, in effect as well as in form, and was not and is not now intended as a Mortgage, Equitable Mortgage, Trust Conveyance, or security of any kind; that it was the intention of the Affiant(s) as Grantor(s) in said Deed to voluntarily convey, and by said Deed the Affiant(s) did voluntarily convey to the Grantee therein, all right, title and interest absolutely in and to said premises; that possession of said premises has been surrendered to the Grantee;

That in the execution and delivery of said Deed, Affiant(s) was not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was not acting under coercion or duress;

That neither Grantor(s) nor Grantee intend that there be, and there shall not in any event be, a merger of any of the Liens with the title or other interest of Grantee by virtue of the Deed and the parties herein expressly provide that each such interest in the Liens on one hand and title on the other be, and remain at all times, separate and distinct;

That as of the date of the execution of said Deed, possession of said premises shall be surrendered to the Grantee named herein, and that said premises is vacant, free of any personal property and broom swept clean; that Affiant(s) acknowledges and understands that said premises will be subject to a final inspection by the Grantee, at Grantee's prerogative, and that Grantee's acceptance of said Deed, any obligations to Affiant(s), or benefits in favor of Affiant(s) that may be part of this Deed in Lieu of Foreclosure, if any, are fully contingent upon Grantee's approval of the physical condition of the premises as well as their approval of the condition of the Title to said property. In the event that any/all personal property is left in or about said premises as of the date possession is surrendered as indicated herein, whether in the interior or exterior of said premises, by signing below, Affiant(s) hereby waives and relinquishes any right, title, or interest in said personal property and further herein agrees that Grantee may remove and dispose of any such remaining personal property at Grantee's discretion and in any manner in which Grantee sees fit.

# UNOFFICIAL COPY

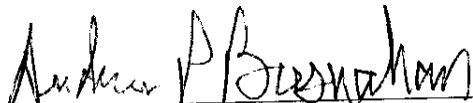
That at the time said Deed was given there were no other person or persons, firms or corporations, other than the Grantee therein named, that held any interest directly or indirectly in said premises; that the Affiant(s) is solvent and has no other creditors whose rights would be prejudiced by such conveyance, and that Affiant(s) is not obligated upon any Bond or other Mortgage whereby any Lien has been created or exists against the premises described in said Deed;

That the consideration for said Deed was and is the full cancellation of all debts, obligations, costs, and charges secured by that certain Mortgage heretofore existing on said property executed by Andrew P. Bresnahan and Caroline L. Bresnahan, husband and wife, as Mortgagor(s), originally given to Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc. as Mortgagee, on December 6, 2005 and recorded in the Office of the Register of Deeds of Cook County, Illinois, on December 16, 2005, as Document Number 0535046040 in the amount of \$221,600.00, together with the Note and indebtedness it secures. Said Mortgage was assigned to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP, FOR THE BENEFIT OF THE JPMORGAN ALTERNATIVE LOAN TRUST 2007-S1 by an Assignment dated Dec 20, 2011 and recorded Jan 26, 2012 as Document Number 1202631062. That at the time of making the aforesaid Deed, Affiant(s) believed and now believes that the aforementioned consideration therefore represents the fair market value of the property so Deeded;

That this Affidavit is made for the protection and benefit of the Grantee in said Deed, its servicers, successors and/or assigns, and all other parties hereafter dealing with said property or who may acquire an interest in said property herein described;

That Affiant(s) will testify, declare, depose, or certify before any competent tribunal, officer or person in any case now pending or which may hereafter be instituted, to the truth of the particular facts herein set forth.

Dated this 19 day of OCT., 2011.



Andrew P. Bresnahan

## UNOFFICIAL COPY

Dated this 19 day of October, 2011.

Caroline L. Bresnahan

Caroline L. Bresnahan

Dated this 19 day of October, 2011.

STATE OF ILLINOIS)

COUNTY OF LAKE) SS

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Andrew P. Bresnahan and Caroline L. Bresnahan, and acknowledged the execution of the foregoing instrument, and who, having been sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 19 day of OCTOBER, 2011.

My Commission Expires:

5/4/2012

Signature: [Signature]

Printed: KEVIN L. WEGNER

Notary Public, residing in LAKE  
County, ILLINOIS

This instrument prepared by: Matthew C. Abad, of the firm of BLOMMER PETERMAN, S.C.,  
165 Bishops Way, Brookfield, WI 53005, Telephone: 219-793-9680

