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Doc#: 1226116050 Fee: \$48.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 09/17/2012 02:45 PM Pg: 1 of 6

AFFIDAVIT OF LOST DEED

STATE OF ILLINOIS

COUNTY OF COUK

I, David F Pustilnik, on behalf of Potestivo & Associates, P.C., who personally appeared before the undersigned officer authorized by Inw to administer oaths in said State and County, state on oath as follows:

- 1. That I am over 21 years of age, and competent to give this affidavit
- 2. That I am an attorney at Potestivo & Associates, P.C., and I am personally familiar with the facts set forth herein.
- 3. Potestivo & Associates, P.C. was retained by Specialized Loan Servicing LLC, attorney-in-fact for Consumer Solutions 3, LLC, in regards to a the drafting and processing of a Deed in Lieu of Foreclosure for the property at 2014 North Kilpatrick, Chicago, Illinois 60639.
- 4. On or about March 9, 2012, the Chicago office of Potestivo & Associates, P.C. received an original Warranty Deed in Lieu of Foreclosure, as well as an original Contract for Deed in Lieu of Foreclosure, Estoppel Affidavit, and Mechanics and Title Affidavit, all dated January 5, 2012 and executed by Margarito Obispo and Lucina Sanchez, granting title to the property to Consumer Solv.ions 3, LLC.
- 5. That the original Warranty Deed in Lieu of Foreclosure has been lost prior to being recorded.
- 6. After a diligent search and inquiry, the original Warranty Deed in Lieu of Foreclosure cannot be found.
- 7. Attached as Exhibit A is a true and correct copy of the original Warranty Doed in Lieu of Foreclosure.
- 8. The Warranty Deed in Lieu of Foreclosure concerns land situated in the City of Chicago, County of Cook, State of Illinois more particularly described as follows:

LOT 5 IN BLOCK 7 IN JOHN F. THOMPSON'S ARMITAGE AVENUE SUBDIVISION BEING A SUBDIVISION OF BLOCKS 2 AND 3 IN VANATTAS SUBDIVISION OF THE SOUTH $^{\prime}_{2}$ CF THE WEST $^{\prime}_{2}$ OF THE NORTHWEST $^{\prime}_{4}$ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 1'. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This affidavit may be relied on by purchasers, sellers, lenders, attorneys and title insurers.

David F. Pustilnik, Attorney for Specialized Loan Servicing LLC, the attorney-in-fact for Consumer Solutions 3, LLC

STATE OF ILLINOIS

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COUNTY OF COOK

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The foregoing instrument was acknowledged before me this 16th day of August, 2012 by David F. Pustilnik, attorney for Specialized Loan Servicing, LLC, the attorney-in-fact for Consumer Solutions 3, LLC, who appeared before me and executed this document. .

My Commission Expires:

Drafted by:

David F. Pustilnik Potestivo and Associates

223 W. Jackson Blvd., Suite 610

Chicago, Illinois 60506 Our File No: C11-496/3

Service Office

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PASE

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NIL-116894

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS DEEr in LIEU OF FORECLOSURE is given this 5 Th day of JANUAR 2011, by Margarito Coispo, 2014 N. Kilpatrick Avenue, Chicago IL 60639 ("Grantor") Consumer Solutions 3, LLC, c/o Specialized Loan Servicing LLC, 8742 Lucent Boulevard., Ste. 500, Highlands Ranch, CO 80129 ("Grantee").

WITNESSETH:

That the Grantors, for \$1.00 (One and 00/100 Dollars) and other consideration listed herein, has granted, bargained, sold, remised, released, alrenated, and confirmed, and by these presents does grant, bargain, sell, remise, release, alien, and confer unto the Grantee, and to its successors and assigns, forever, all that certain real estate located in the County of Cock, State of Illinois, described as follows:

LOT 5 IN BLOCK 7 IN JOHN F. THOMPSON'S APMITAGE AVENUE SUBDIVISION, BEING A SUBDIVISION OF BLOCKS 2 AND 3 IN VANATTAS SUBDIVISION OF THE SOUTH ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, LLIN'OIS.

Commonly Known As: 2014 North Kilpatrick, Chicago IL 60639

Permanent Index Number: 13-34-125-022-0000

For the Consideration of \$1.00 (One and 00/100 Dollars)

Exempt under provision of Paragraph I, Section 31-45, Real Estate Transfer Tax Law.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever, of the said Grantors either in law or equity, of in or to the above-described premises, with the said tenements, hereditaments and appurtenances; to have and to hold the premises as before described, with the appurtenances, unto said Grantee, its successors and assigns, forever. And that the said Grantors for themselves, and for their heirs, successors, and assigns, does covenant, except for the property taxes, grant, bargain, and agree to and with the Grantee, its successors and assigns, that they have not done, committed, or wittingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises herein granted or any part thereof is, or shall or may be charged or encumbered in title, estate, or otherwise howsoever, excepting only those acts memorialized by the following-recorded instruments:

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(a) Mortgage dated July 25, 2005 and recorded August 10, 2005 in Document No. 0522205023 in the Cook County Recorder of Deeds, by and between Margarito Obispo married to Lucina Sanchez, as mortgagor (s), and Midamerica Bank, FSB as mortgagee, who subsequently assigned the mortgage to Consumer Solutions 3, LLC by Assignment of Mortgage dated June 30, 2010 and recorded February 8, 2011 in Document No. 1103944009.

It is expressly understood and agreed that the execution and delivery of this instrument and conveyance is a release of the Grantors from the enforcement or personal liability to the Grantee under the Note under which Grantee is the Mortgagee. Said Grantors hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois and any other State Law which may apply.

This deed is an absolute conveyance of title to the above property in lieu of foreclosure by Grantee of the certain mortgage held by it and originally given by Grantor(s) herein to Midamerica Bank, FSB and not as additional security therefor. The mortgage was recorded in the Cook County Recorder of Deeds Office on August 10, 2005 in Document No. 0522205023. Grantor hereby acknowledges having received fair an adequate consideration for the property and Grantor hereby declares that this conveyance is freely and fairly made octween Grantor and Grantee. Further, it is the express intent of both the Grantor and Grantee that the legal estate acquired by the Grantee pursuant to the conveyance by this deed shall not be merged with the mortgage and security agreement referenced above and said mortgage shall remain in full force and effect until satisfied of record by Grantee, its successors and/or assigns.

IN WITNESS WHEREOF, the Grantors have executed this instrument on the date first written above and have declared this conveyance to be binding upon themselves and their personal representatives, heirs, successors and assigns.

WITNESSES;

WIINESSES

Margarito Obispo

Lucina Sanchez

Acknowledged before me in

County, State of Illinois, on the 3

57H day of Tanuar)

Subscribed and sworn to before me on

Notaly

THIS INSTRUMENT PREPARED BY:

Potestivo & Associates, P.C.

223 W. Jackson Boulevard, Ste 610

Chicago IL 60606

Our File No: C11-53191

WHEN RECORDED RETURN TO: Specialized Loan Servicing, LLC 8742 Lucent Blvd., Ste 500 Highlands Ranch, CO 80129

City of Chicago Dept. of Finance

628263

Real Estate Transfer Stamp

\$0.00

Batch 5,283,468

9/17/2012 14:32

dr00762

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Exhibit A **Legal Description**

Lot 5 in Block 7 in John F. Thompson's Armitage Avenue Subdivision, being a subdivision of Block 2 and 3 in Vanattas Subdivision of the South 1/2 of the West 1/2 of the Northwest 1/4 of Section 34, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Execis.

Commonly known as: 2/14 North Kilpatrick Avenue, Chicago, IL 60639 in the County of Cook Coot County Clart's Office

Parcel Number: 13-34-125-022-0500