

# UNOFFICIAL COPY



Doc#: 1233916077 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/04/2012 03:55 PM Pg: 1 of 3

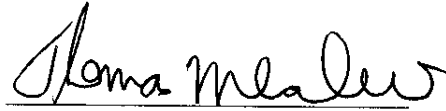
## AFFIDAVIT

Thomas M. Dalican, being first duly sworn under oath, deposes and states as follows:

1. That he is an agent of BAC Home Loan Servicing (hereinafter referred to as "BAC"), and as such is authorized to execute this Affidavit on its behalf.
2. That BAC has a valid and subsisting mortgage lien against the real estate commonly known as 7958 S. May Street, Chicago, IL 60620 and legally described on exhibit "A" attached hereto and made a part hereof.
3. That said mortgage was executed by Kenneth J. Kane in favor of MERS as nominee for BAC, and recorded in the office of the Cook County Recorder of Deeds on December 12, 2007 as Document Number 0734604063.
4. That unbeknownst to BAC, and without BAC's expressed permission, said Kenneth J. Kane executed a certain Quit Claim Deed, as Grantor, to BAC, as Grantee, dated March 1, 2011 and recorded in the Office of the Cook County Recorder of Deeds on September 16, 2011 as Document Number 11291802.
5. That said Quit Claim Deed is invalid and hereby declared a legal nullity for one or more of the following reasons:
  - A. That the purported conveyance was not with the express or implied consent of BAC.
  - B. That the purported conveyance is not a "Deed-In-Lieu of Foreclosure" as it does not comport with Illinois statutes.
  - C. That the "Statement by Grantor and Grantee" attached to said Quit Claim Deed indicates, improperly and fraudulently, that Kenneth J. Kane is the Grantee or the Grantee's agent.
  - D. That for all the above reasons, BAC hereby declares the subject Deed to be invalid, improper, and of no legal effect.

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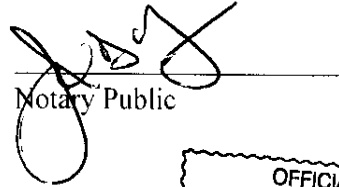
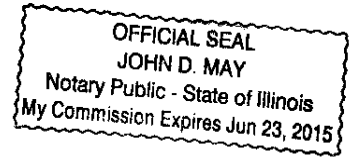
Further Affiant sayeth naught.



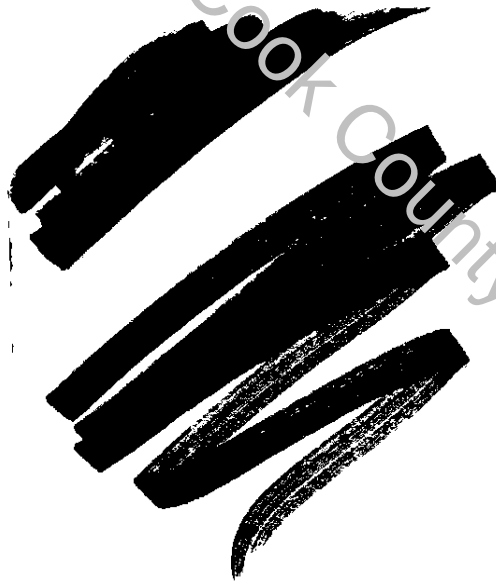
Thomas M. Dalicandro

Prepared by and Mail to:  
Wirbicki Law Group  
Foreclosure Dept  
33 W. Monroe St., Ste. 1140  
Chicago, IL 60603

SUBSCRIBED and SWORN  
before me this 4<sup>th</sup> day of December 2012

  
Notary Public

Property of Cook County Clerk's Office



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Legal Description:

Lot 30 and the south 18 feet of lot 31 in block 4 subdivision of block 4 of High Ridge Addition to Auburn, being a subdivision of Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of section 32, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 20-32-200-029-0000

C/K/A: 7958 S. May Street Chicago, IL 60620

Property of Cook County Clerk's Office