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Doc#: 1414129017 Fee: \$33.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/21/2014 10:17 AM Pg: 1 of 5

After Recording Return To:
Old Republic Default Management Services
Attn: Recording Department
500 City Parkway West, Suite 200
Orange, California 92668

Prepared By:
RUTH RUHL, P.C.
2801 Woodside Street
Dallas, TX 75204

Loan No.: 0596761828
Investor No.: 1705794293

ESTOPPEL AND MECHANICS LIEN AFFIDAVIT

State of Illinois

SS

County of Cook

Raul Mederano aka Raul Medrano, an unmarried man

, referred to as Affiant(s)
being first duly and separately sworn each for himself and herself, deposes and says:

That they are the identical parties who made, executed and delivered that certain deed to Federal National Mortgage Association dated the 20 day of March, 2014, conveying the property commonly known as 1901 South 25th Avenue, Maywood, Illinois 60153.

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That the aforesaid deed was an absolute conveyance of the title to 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, trust conveyance, or security of any kind, and that possession of said premises has been or will be surrendered to the said Grantee; that the consideration in aforesaid deed was and is the full cancellation of all debts, obligations, costs, and charges heretofore existing under and by virtue of the terms of a certain mortgage heretofore existing on the property therein and hereinbefore described executed by Raul Mederano, a single man

as Mortgagors,
to Mortgage Electronic Registration Systems, Inc. as nominee for Chicago Bancorp, Inc.

, as Mortgagee,
dated December 17th, 2007 , recorded on December 19th, 2007 , in Book N/A , Page N/A ,
Instrument No. 0735308520 , and assigned to Federal National Mortgage Association by an Assignment
recorded in Book N/A, Page N/A, Instrument No. N/A, or by an Assignment recorded simultaneously herewith in
the Office of the Registrar/Recorder of Deeds of Cook County, State of Illinois, and the cancellation of record by
said Grantee of said mortgage, provided there are no secondary liens or encumbrances to the said property.

That the aforesaid deed and conveyance was made by these Affiants as the result of their request that the Grantee accept such deed and was their free and voluntary act; that at the time of making said deed these deponents felt and still feel that the mortgage indebtedness above mentioned represented a fair value of the property so deeded; that said deed was not given as a preference against any other creditors of the deponents or either of them; that at the time it was given there was no other person or persons, firms or corporations, other than the Grantee therein named, interested, either directly or indirectly, in said premises; that these deponents are solvent and have no other creditors whose rights would be prejudiced by such conveyance, and that deponents are not obligated upon any bond or other mortgage whereby any lien has been created or exists against the premises described in said deed; and that deponents in offering to execute the aforesaid deed to the Grantee therein, and in executing same, were not acting under any duress, undue influence, misapprehension, or misrepresentation by the Grantee in said deed, and that it was the intention of these deponents as Grantors in said deed to convey and by said deed these deponents did convey to the Grantee therein all their right, title, and interest absolutely in and to the premises described in said deed.

Affiants further state that up to this date no contracts for the furnishing of labor or material on the foregoing premises have been made, no improvements or repairs have been made on the premises described above or upon any building on said land, or any work done thereon which has not been fully completed and paid for, nor have any materials which have not been fully paid for been furnished for use upon said land or any building thereon, and that no contract of any kind has been made, nor anything done, suffered or permitted in relation to said land or any building thereon or improvement thereof, in consequence of which any lien may be claimed or enforced against said land under the Mechanics Lien laws of the state in which the foregoing property is located.

Affiants further state that no agreement or contract for conveyance, or deed of conveyance, or written lease, or writing whatsoever, is or are in existence adversely affecting the title to said premises.

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This affidavit is made for the protection and benefit of the aforesaid Grantee in said deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described therein, and shall bind the respective heirs, executors, administrators, and assigns of the undersigned.

Raul Medrano 3/20/14 (Seal)
Raul Mederano aka Raul Medrano

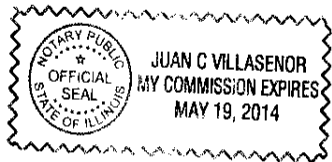
_____ (Seal)

_____ (Seal)

_____ (Seal)

The foregoing was subscribed and sworn to before me in the County of Cook, and State of ILLINOIS, this 20 day of March, 2014.

(Seal)



Juan C. Villasenor
Notary Signature

Juan C. Villasenor
Printed Name

Illinois
Notary Public, State of

May 19 2014
My Commission Expires:

RECORDED IN BAD CONDITION

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Investor No.: 1705794293

CONDITIONAL DELIVERY OF DEED (to be attached to the Estoppel Affidavit)

It is understood and agreed by Grantor that the Deed to Federal National Mortgage Association

("Grantee"), mentioned in the Estoppel Affidavit delivered together herewith, is intended to convey a marketable title free and clear of all liens or encumbrances, that the Grantee intends to have the title to and condition of said premises examined before finally accepting said Deed; and, that the Grantee, in its sole discretion, reserves the right to reject said Deed, and to have the holder of the Note and the Mortgage/Deed of Trust/Security Deed proceed with foreclosure and assert all of the rights of the holder under the Note and Mortgage/Deed of Trust/Security Deed described in the first paragraph of said Estoppel Affidavit.

Signed this 20 day of March 2014.

Raul Mederano 3/20/14
Raul Mederano aka Raul Medrano -Grantor

-Grantor

-Grantor

-Grantor

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EXHIBIT "A"

SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

LOT 104 (EXCEPT THE SOUTH 80 FEET THEREOF AND EXCEPT THE WEST 7 FEET THEREOF) IN THIRD ADDITION TO BROADVIEW ESTATE OF THE WEST 1/2 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY.

TAX ID NO. 15-15-308-033-0000

BEING THE SAME PROPERTY CONVEYED BY TRUSTEE'S DEED
GRANTOR: LACY K. SYKES AND OLGA E. SYKES, TRUSTEES OF THE LACY K. AND OLGA E. SYKES LIVING TRUST, BY RENEE' LE. ROBINSON, THEIR ATTORNEY IN FACT.

GRANTEE: RAUL MEDEKANO, AN UNMARRIED MAN

DATED: 12/17/2007

RECORDED: 12/19/2007

DOC#/BOOK-PAGE: 0735308519

ADDRESS: 1901 SOUTH 25TH AVENUE, MAYWOOD, IL 60153

Property of Cook County Clerk's Office