# UNOFFICIAL COPY

Doc#: 1416115023 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 06/10/2014 10:19 AM Pg: 1 of 3

Mail to:
LenderLive Settlement Services, LLC
1044 Main Street, Ste. 700
Kansas City, MO 64105
(816) 221-0881

### **ESTOPPEL AFFIDAVIT**

STATE OF <u>Thim is</u>	)	cc
COUNTY OF COO'C	)	22

This affidavit is made this <u>AY+N</u> day of <u>Suptambol</u>, 2013, by Miguel A. Negron and Sandra Leon, husband and wife not as joint tenants and not as tenants in common but as tenants by the entirety ("Owner"), a resident of the State of Illinois.

#### WITNESSETH:

1. Owner is the present fee simple title owner in and to certain real property located within the County of Cook and the State of Illinois, which real property is more particularly described as follows, together with all improvements situated increan (which is hereinafter referred to as the "Real Property"):

The following described real estate situated in the County of Cook in the State of Illinois, to wit:

The North 8 feet 4 1/2 inches of Lot 40 and Lot 41 (except the North 3 feet 4 1/2 inches thereof) of Block 3 in Nash's Subdivision of the North 22 1/4 of the West 1/2 of the Northeast 1/4 of Section 14, Township 38 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Common Address: 5619 South Saint Louis Avenue, Chicago, IL 60629 Parcel ID: 19.14.207.007

- 2. Owner made, executed and delivered a Promissory Note dated on or about September 25, 2007, made payable to the order of Countrywide Bank, FSB ("Bank"), in the principal amount of Two Hundred Fifteen Thousand and 00/100, (\$215,000.00), together with interest thereon at the rate therein stated, plus other charges provided therein (the "Note").
- 3. The Note is secured by a Mortgage on the Real Property dated on or about September 25, 2007, executed and delivered by Miguel A. Negron and Sandra Leon, husband and wife as tenants by the entirety to Bank. To perfect its interest in the Real Property, Bank recorded the Mortgage with the Cook County, Illinois Recorder of Deeds' Office on October 18, 2007 as Document Number 0729139077 and re-recorded on March 22, 2011 as Document Number: 1108144052.
  - 4. On <u>24th</u> day of <u>September</u>, 2013, Owner entered into a Settlement

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6004.583

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Agreement with Nationstar Mortgage, LLC ("Lender"), the current holder of the Note, wherein Owner agreed to, among other things, convey the Real Property to Federal Home Loan Mortgage Corporation via a Warranty Deed ("Deed") for credit against the balance due to Lender on the Note in the total amount due thereunder.

- 5. Owner hereby acknowledges, agrees and certifies that certain Warranty Deed from Owner to Federal Home Loan Mortgage Corporation dated the 34th day of 540tomber, 2013, conveying the Real Property was an absolute conveyance of all the right, title and interest held by Owner in said real estate, together with all improvements thereon and appurtenances thereunto belonging and appertaining, and with release of all dower and homestead rights in and to said real estate, and also conveys, transfers and assigns Owner's rights of possession, rentals and equity of redemption, if any, in and to said r.en ises.
- Sail Deed was given voluntarily by Owner, in good faith, without any fraud, 6. misrepresentation luvess, or undue influence whatsoever, or any misunderstanding on the part of Owner or Lender, and was not given as a preference against any of Owner's other creditors. Said Deed shall not restrict the right of Lender to institute foreclosure proceedings if Lender desires, but the conveyance was intended to be an absolute conveyance and an unconditional sale, with full extinguishment of Owner's equity of redemption, and with full release of all of Owner's rights, title and interest of every character in and to said Real Property.
- This Affidavit has beer made for the protection and benefit of the aforesaid Lender in said Deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the Real Property described therein, and shall bind Owner and her heirs, successors, executors, sha.

  Olynomic Clerk's Office and assigns.

Further affiant sayeth not.

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### **UNOFFICIAL COPY**

"OWNERS"

Miguel A. Degron

STATE OF THE STATE OF COOK

SS. SS.

I, the undersigned, a notary public in and for said County in the State aforesaid, do hereby certify that Miguel A. Negron and Sandra Leon, husband and wife not as joint tenants and not as tenants in common but as tenants by the entirety, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

GIVEN under my hand and notarial seal, this 24th day of 36th mbel, 2013

Notary Public

Print Name: Ina S Winston

My Commission Expires: 16 68 2016

OFFICIAL SEAL
INA S WINSTON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires October 8, 2016

This Instrument was prepared by:

Benjamin L. Musholt (Bar No. 6308040)

Whose address is:

1044 Main Street, Suite 900, Kansas City, MO 64105

When Recorded Return to:

LenderLive Settlement Services LLC, 1044 Main Street, Suite 700, Kansas City, MO 64105