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1420657015

Doc#: 1420657015 **Fee:** \$32.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/25/2014 03:44 PM Pg: 1 of 4

AFTER RECORDING MAIL TO:
SERVICELINK, A BKFS COMPANY
500 ELDORADO BLVD. STE 2100
BROOMFIELD, CO 80021
1-800-439-5451
Order # 3236370

ESTOPPEL AND MECHANICS LIEN AFFIDAVIT

DOCUMENT TITLE

4 022

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STATE OF ILLINOIS

) SS

COUNTY OF COOK

ESTOPPEL AND MECHANICS LIEN AFFIDAVIT

PETER BONDARENKO, MARRIED TO GOKBEN ULUDERYA

being first duly sworn, deposes and says:

That the identical party, who made, executed and delivered that certain deed to FEDERAL NATIONAL MORTGAGE ASSOCIATION dated the 14th day of March, 2014, conveying the property commonly known as:

5400 S HARPER AVENUE, UNIT 402
CHICAGO, IL 60615

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 on the property therein and hereinbefore described executed by

NONE

as the mortgagor, to CITIMORTGAGE, INC., as Mortgagee, dated July 31, 2006, and recorded August 30, 2006 in the Office of the Recorder of Deeds of COOK County, State of Illinois, and the cancellation of said mortgage will be recorded 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 the deponent 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 the deponent 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 deponent 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 this deponent is solvent and has no other creditors whose rights would be prejudiced by such conveyance, and that the deponent is 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 the deponent in offering to execute the aforesaid deed to the grantee therein, and in executing same, was not acting under any duress, undue influence, misapprehension or misrepresentation by the grantee in said deed, and that it was the intention of this deponent as grantor in said deed to convey and by said deed this deponent 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 have 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.

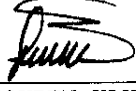
Affiants further state that no agreement or contract for conveyance, or deed or

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conveyance, or written lease, or writing whatsoever, is or are in existence adversely affecting the title to said premises.

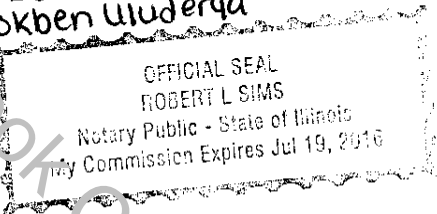
This affidavit is made for the protection and benefit of the aforesaid grantee in said deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described therein, and shall bind the respective heirs, executors, administrators and assigns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

X 
PETER BONDARENKO

X 
GOKBEN ULUDERYA

Subscribed and Sworn to before me this 14 day of MARCH, 2014, Peter Bondarenko and Gokben Uluderya


NOTARY PUBLIC



P&A #1402443

Property of Cook County Clerk's Office

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Exhibit A

Legal Description

ALL THAT CERTAIN CONDOMINIUM SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND BEING KNOWN AND DESIGNATED AS FOLLOWS:

UNIT NO. 402 IN THE STAR TOWER CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL STATE:

THE EAST 100 FEET OF LOT 1 IN BLOCK 41, IN HYDE PARK, A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0416734054, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

TAX ID # 20-11-425-040-1010

Proprietary Cook County Clerk's Office