

Doc#: 1523815041 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 08/26/2015 11:14 AM Pg: 1 of 3

## **ESTOPPEL AFFIDAVIT**

STATE OF	
COUNTY OF	
This affidavit is made this 1 day of 500l	, 2015, by Diane Coates,
a single woman ("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 thereon (which is hereinafter referred to as the "Real Property"):

Lot 1 in Block 18 in Railroad Addition to Harlem, being a subdivision in the west 1/2 of the Southeast 1/4 of Section 12, Township 39 North, Range 12, East of the third Principal Meridian, in Cook County, Idinois.

Common Address: 137 Desplaines, Forest Park, IL 60130

Parcel ID: 15-12-415-022-0000

- 2. Owner made, executed and delivered a Promissory Note dated on or about January 10, 2006, made payable to the order of Mortgage Electronic Registration Systems, inc. colely as nominee for Community Lending Incorporated ("Bank"), in the principal amount of Three Hundred Sixteen Thousand and 00/100 Dollars, (\$316,000.00), 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 January 10, 2006, executed and delivered by Diane Coates, a single woman to Bank. To perfect its interest in the Real Property, Bank recorded the Mortgage with the Cook County, Illinois Recorder of Deeds' Office on January 25, 2006 as Instrument No. 0602542086.

S N SCyes E year

(6578.785, 0599678786)

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## **UNOFFICIAL COPY**

4. On this day of, 2015, Owner entered into a Settlement Agreement with Nationstar Mortgage LLC ("Lender"), the current holder of the Note, wherein Owner agreed to, among other things, convey the Real Property to Nationstar Mortgage LLC via a Warranty Deed ("Warranty Deed") for credit against the balance due to Lender on the Note in the total amount due thereunder.
Owner hereby acknowledges, agrees and certifies that certain Warranty Deed from Owner to Nationstar Mortgage LLC dated the
6. Said Deed was given voluntarily by Owner, in good faith, without any fraud, misrepresentation, duress, 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 Warranty 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.
7. This Affidavit has been made for the protection and benefit of the aforesaid Lender in
said Warranty Deed, its successors and assigns and all other parties hereafter dealing with or who may acquire an interest in the Real Property Gescribed therein, and shall bind Owner's and
heirs, successors, executors, and assigns.
who may acquire an interest in the Real Property described therein, and shall bind Owner's and heirs, successors, executors, and assigns.  Further affiant sayeth not.

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## **UNOFFICIAL COPY**

"OWNER"
D'ane Cooles
Diane Coates
STATE OF
homestead, if any.
GIVEN under my hand and no arial seal, this day of 2015.
Notern Dublis
Notary Public OFFICIAL SEAL JORY IVES CHELIN
My Commission Expires: 11-10-18  NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 11/10/2018
This Instrument was prepared by:
Caitlin L. Stayduhar (Bar No. 6311399)
This Instrument was prepared by:  Caitlin L. Stayduhar (Bar No. 6311399)  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

(6578.785, 0599678786)

520-244675