

UNOFFICIAL COPY

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251



Doc#: 1616644037 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/14/2016 04:09 PM Pg: 1 of 5

Record and Return to:
Blue Street Dogs
404 S. MLK, Jr. Avenue
Clearwater FL 33736
EDL-11600047

Prepared By:
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, TX 75251

Loan No.: 0618843064
Investor No.: 93613181

ESTOPPEL AND MECHANICS LIEN AFFIDAVIT

State of Illinois

SS

County of Cook

Jeanette Medina and Martin Medina, husband and wife, not as tenants in common not as joint tenants but as tenants by the entirety, 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 Nationstar Mortgage LLC

dated the 31 day of MARCH, 2016, conveying the property commonly known as: 5224 W Addison Street, Chicago, Illinois 60641.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TAX ID NO.: 13-21-131-023-0000

UNOFFICIAL COPY

Loan No.: 0618843064

Investor No.: 93613181

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 Martin Medina, married to Jeanette Medina

as Mortgagors, to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First National Bank of Arizona, as Mortgagee, dated May 17th, 2005, recorded on May 26th, 2005, in Book N/A, Page N/A, Instrument No. 0514646028, and assigned to Nationstar Mortgage, LLC 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.

UNOFFICIAL COPY

Loan No.: 0618843064
Investor No.: 93613181

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.

Jeanette Medina (Seal)
Jeanette Medina

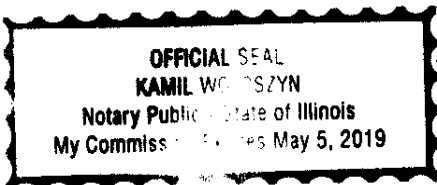
Martin Medina (Seal)
Martin Medina

_____ (Seal)

_____ (Seal)

The foregoing was subscribed and sworn to before me in the County of COOK, and State of ILLINOIS, this 31 day of 05, 16.

(Seal)



Kamil Woloszyn
Notary Signature

Printed Name KAMIL WOLOSYN

Notary Public, State of ILLINOIS

My Commission Expires: 05-05-19

UNOFFICIAL COPY

Loan No.: 0618843064
Investor No.: 93613181

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

It is understood and agreed by Grantor that the Deed to Nationstar Mortgage LLC

("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 31 day of MARCH, 2016.

Jeanette Medina
Jeanette Medina - Grantor

Martin Medina
Martin Medina - Grantor

-Grantor

-Grantor

UNOFFICIAL COPY

EXHIBIT "A"

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows:

Lot 92 (except the West 92 feet thereof) in Koester and Zander's West Irving Park Subdivision in the North 1/2 of Section 21, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

APN: 13-21-131-023-0000

Property of Cook County Clerk's Office