

# UNOFFICIAL COPY



Doc# 1631413029 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/09/2016 11:28 AM PG: 1 OF 5

~~After Recording Return To:~~

Old Republic Servicing Solutions  
Attn: Recording Department  
681 Andersen Dr, Foster Plaza Bldg 6-6th Fl  
Pittsburgh, Pennsylvania 15220

WHEN RECORDED RETURN TO:  
OLD REPUBLIC TITLE  
ATTN: POST CLOSING  
530 SOUTH MAIN STREET

Prepared By:  
RUTH RUHL, P.C. 866-235-4326  
12700 Park Central Drive, Suite 850  
Dallas, TX 75251

Loan No.: 841146  
Investor No.: 6000437040

## ESTOPPEL AND MECHANICS LIEN AFFIDAVIT

16055743

State of Illinois

County of Cook

SS

Neil Hansen, as Executor of The Estate of Lois M. Hansen

, 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 Champion Mortgage Company

dated the 21 day of October, 2016, conveying the property commonly known as:  
15700 Foxbend Court, Unit 2N, Orland Park, Illinois 60462.

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

TAX ID NO.: 27-14-412-013-1039

**RECORD  
SECOND**

*Handwritten initials and a large circular mark.*

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Loan No.: 841146  
Investor No.: 6000437040

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 Lois M. Hansen

as Mortgagors, to First Midwest Bank

, as Mortgagee,  
dated June 4th 2008, recorded on October 7th, 2008, in Book N/A, Page N/A,  
Instrument No. 0328122111, and assigned to Champion Mortgage Company by an Assignment recorded  
in Book N/A, Page N/A, Instrument No. 1233257101, 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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Loan No.: 841146  
Investor No.: 6000437040

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.

Neil Hansen (Seal)  
Neil Hansen, as Executor of The Estate of  
Lois M. Hansen

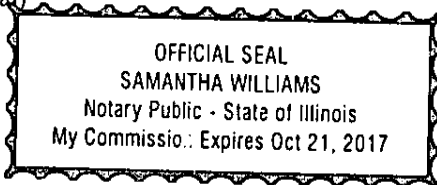
\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

The foregoing was subscribed and sworn to before me in the County of Cook, and State of IL, this 21 day of Oct, 2016.

(Seal)



Samantha Williams  
Notary Signature

Printed Name Samantha Williams

Notary Public, State of IL

My Commission Expires: 10/21/17

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Investor No.: 6000437040

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

It is understood and agreed by Grantor that the Deed to Champion Mortgage Company

("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 21 day of Oct, 2016.

Neil Hansen  
Neil Hansen, as Executor of The Estate of Lois M. Hansen -Grantor -Grantor

\_\_\_\_\_  
-Grantor -Grantor

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## EXHIBIT "A"

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS:

UNIT NUMBER 15700 2-"N" IN FIRST ADDITION TO ORLAND GOLF VIEW CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN FIRST ADDITION TO ORLAND GOLF VIEW CONDOMINIUM SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 27261332 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

TAX ID NO. 27-14-412-013-1039

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: DARL R. STENER AND PEGGY A. STENER, HIS WIFE, AS JOINT TENANTS

GRANTEE: JAMES R. HANSEN AND LOIS M. HANSEN, HIS WIFE

DATED: 12/01/1989

RECORDED: 12/06/1989

DOC#/BOOK-PAGE: 89581142

JAMES R. HANSEN DIED ON 11/19/1990 LEAVING SAID LOIS M. HANSEN AS THE SURVIVING JOINT TENANT AND SOLE OWNER.

LOIS M. HANSEN DIED ON 11/27/2014.

ADDRESS: 15700 FOXBEND COURT, ORLAND PARK, IL 60462