

# UNOFFICIAL COPY



Doc# 1711613051 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2017 12:21 PM PG: 1 OF 6

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

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

[Space Above This Line For Recording Data]

Loan No.: 1802777167  
Investor No.: 1802777167

## ESTOPPEL AND MECHANICS LIEN AFFIDAVIT

State of Illinois

SS

County of Cook

Alton Bell, II, an unmarried man

, 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 USAA Federal Savings Bank ("Grantee")

dated the 9 day of February, 2017, conveying the property commonly known as: 1415 E 75th, Chicago, Illinois 60619-6061.

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

PIN: 20-26-403-005-0000

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Investor No.: 1802777167

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 Alton Bell, II, an unmarried man

as Mortgagors, to Mortgage Electronic Registration Systems, Inc. as nominee for USAA Federal Savings Bank, as Mortgagee, dated July 6th, 2007, recorded on July 30th, 2007, in Book N/A, Page N/A, Instrument No. 0721101067, and a modification agreement recorded August 20th, 2012, at Instrument No. 1223310005, and assigned to USAA Federal Savings Bank by an Assignment recorded in Book N/A, Page N/A, Instrument No. 1517208081, 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 Affiant(s) 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 Affiant(s) 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 Affiant(s) are solvent and have no other creditors whose rights would be prejudiced by such conveyance, and that Affiant(s) 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 Affiant(s) 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 Affiant(s) as Grantors in said deed to convey and by said deed Affiant(s) 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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Investor No.: 1802777167

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.

*Alton Bell, II*

Alton Bell, II -Affiant(s)

\_\_\_\_\_  
-Affiant(s)

\_\_\_\_\_  
-Affiant(s)

\_\_\_\_\_  
-Affiant(s)

The foregoing was subscribed and sworn to before me in the County of Cook, and State of ILLINOIS this 9TH day of February, 2017.

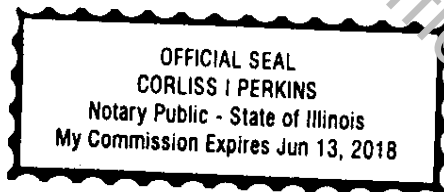
(Seal)

*Corliss I Perkins*  
\_\_\_\_\_  
Notary Signature

Printed Name CORLISS I PERKINS

Notary Public, State of ILLINOIS

My Commission Expires: JUN 13, 2018



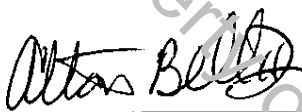
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Investor No.: 1802777167

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

It is understood and agreed by Alton Bell, II, an unmarried man ("Grantor") that the Deed to USAA Federal Savings Bank, ("Grantee"), mentioned in the Estoppel and Mechanics Lien 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 and Mechanics Lien Affidavit.

Signed this 9 day of February, 2017.



\_\_\_\_\_  
Alton Bell, II -Grantor

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

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

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

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Investor No.: 1802777167

## EXHIBIT "A"

SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS;

LOT FIVE AND THE EAST HALF OF LOT SIX IN BLOCK THIRTY EIGHT IN CORNELL, SAID CORNELL, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 26, THE SOUTHEAST QUARTER OF SECTION 26 (WITH THE EXCEPTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, ALL IN TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD MUNICIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

TAX ID NO: 20-26-403-005-0000

BEING THE SAME PROPERTY CONVEYED BY TRUSTEE'S DEED  
GRANTOR: ALTON BELL, II, A NEVER MARRIED MAN  
GRANTEE: CHICAGO TITLE LAND TRUST, AS TRUSTEE UNDER TRUST NUMBER  
8002347990 DATED 01/03/2007  
DATED: 07/06/2007  
RECORDED: 08/08/2007  
DOC#/BOOK-PAGE: 0722039130

ADDRESS: 1415 E 75TH , CHICAGO, IL 60619

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## Commonwealth of Pennsylvania

### York County, S.S.

I, *Randi L. Reisinger*,  
Recorder of Deeds, in and for the County of  
York and State of Pennsylvania, do hereby  
certify that the foregoing is a full, true and  
correct copy of the original record so full  
and entire as the same appears on record in  
Land Record Book 2395 Page 8512 in the  
office for the Recording of Deeds in said  
County and State.

In testimony whereof, I have hereunto set my hand and affixed the seal of said office this  
28th day of December, 2016.

*Randi L. Reisinger*  
\_\_\_\_\_  
RECORDER



\_\_\_\_\_

Property of Cook County Clerk's Office