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Doc#. 1713018031 Fee: \$43.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/10/2017 10:33 AM Pg: 1 of 5



INSTRUMENT
1713018031

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

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

Loan No.: 0617908785
Investor No.: 0098419915

ESTOPPEL AND MECHANICS LIEN AFFIDAVIT

State of Illinois

County of Cook

SS

Matthew Wood and Justine Wood, husband and wife 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 14th day of August, 2016, conveying the property commonly known as:
1850 N Bissell St, Chicago, Illinois 60614.

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

TAX ID NO.: 14-32-411-062-0000

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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 Matthew Wood and Justine Wood, husband and wife

as Mortgagors, to Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender, as Mortgagee, dated March 16th, 2006, recorded on March 20th, 2006, in Book N/A, Page N/A, Instrument No. 0607941015, 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.


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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.



Matthew Wood (Seal)



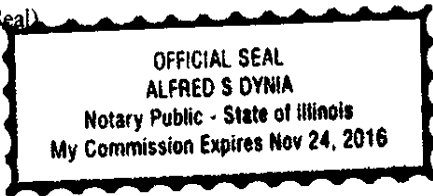
Justine Wood (Seal)

(Seal)

(Seal)

The foregoing was subscribed and sworn to before me in the County of Cook, and State of Illinois, this 14th day of August, 2016.

(Seal)





Notary Signature

Printed Name Alfred S. Dynia

Notary Public, State of Illinois

My Commission Expires: 11/24/16

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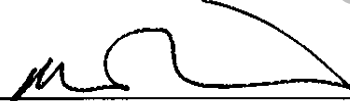
Loan No.: 0617908785
Investor No.: 0098419915

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 14 day of August, 2016.



Matthew Wood -Grantor



Justine Wood -Grantor

-Grantor

-Grantor

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Investor No.: 0098419915

EXHIBIT "A"

LOT 18 (EXCEPT THE WEST PART OF BEING 61 FEET ON THE SOUTH LINE AND 62 FEET ON THE NORTH LINE OF SAID LOT), IN SUBDIVISION OF BLOCK 5 OF SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office