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Doc# 1715334043 Fee \$33.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/02/2017 10:30 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

Prepared By:

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

[Space Above This Line for Recording Data]

Loan No.: 848242

Investor No.: 6000203388

ESTOPPEL AND MECHANICS LIEN AFFIDAVIT

State of Illinois

County of ~~Cook~~ *Lake*

SS

Eunice Rosenstein, as Trustee Under the Provisions of a Trust Agreement Dated the 4th Day of June 1979 and known as Eunice Rosenstein Self Declaration of Trust, ("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 US Bank National Association, as Trustee of Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities, Series 2011-1, ("Grantee") dated the 4 day of May, 2017, conveying the property commonly known as: 8721 Crystal Creek Drive, Orland Park, Illinois 60462.

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

PIN: 27-23-118-017-0000

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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 Seymour Rosenstein and Eunice Rosenstein, husband and wife

as Mortgagors, to All America Reverse Mortgage LLC D/B/A 1st All America Mortgage

, as Mortgagee.

dated December 14th, 2005, recorded on February 24th, 2006, in Book N/A, Page N/A, Instrument No. 0605555036, and assigned to US Bank National Association, as Trustee of Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities, Series 2011-1 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 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.: 6000203388

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.

Eunice Rosenstein as Trustee

Eunice Rosenstein, as Trustee Under -Affiant(s)
the Provisions of a Trust Agreement
Dated the 4th Day of June 1979 and
known as Eunice Rosenstein Self
Declaration of Trust

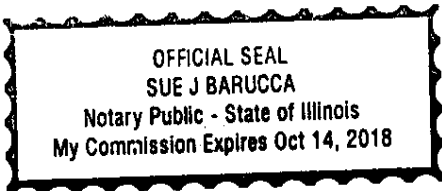
-Affiant(s)

-Affiant(s)

-Affiant(s)

The foregoing was subscribed and sworn to before me in the County of Lake, and
State of Illinois, this 4th day of May, 2017.

(Seal)



Sue J Barucca

Notary Signature
Printed Name Sue J Barucca
Notary Public, State of Illinois
My Commission Expires: 10/14/18

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Loan No.: 848242
Investor No.: 6000203388

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

It is understood and agreed by Eunice Rosenstein, as Trustee Under the Provisions of a Trust Agreement Dated the 4th Day of June 1979 and known as Eunice Rosenstein Self Declaration of Trust ("Grantor") that the Deed to US Bank National Association, as Trustee of Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities, Series 2011-1, ("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 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 4 day of May, 2017.

Eunice Rosenstein as Trustee

Eunice Rosenstein, as Trustee Under the Provisions of a Trust Agreement Dated the 4th Day of June 1979 and known as Eunice Rosenstein Self Declaration of Trust -Grantor

-Grantor

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Loan No.: 848242
Investor No.: 6000203388

EXHIBIT "A"

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS:

PARCEL 1:

THAT PART OF LOT 5 IN HIGHLAND BROOK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5, THENCE SOUTH 48 DEGREES 34 MINUTES 11 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, 14.51 FEET; THENCE SOUTH 41 DEGREES 25 MINUTES 49 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 20.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 48 DEGREES 34 MINUTES 11 SECONDS WEST 41.33 FEET; THENCE SOUTH 41 DEGREES 25 MINUTES 49 SECONDS EAST 85.50 FEET; THENCE NORTH 48 DEGREES 34 MINUTES 11 SECONDS EAST 41.33 FEET; THENCE NORTH 41 DEGREES 25 MINUTES 49 SECONDS WEST 85.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR HIGHLAND BROOK TOWNHOUSES RECORDED MAY 19, 1997 AS DOCUMENT 97-351142, AS AMENDED.

TAX ID NO: 27-23-118-017-0000

BEING THE SAME PROPERTY CONVEYED BY TRUSTEE'S DEED
GRANTOR: OLD KENT BANK AS SUCCESSOR TRUSTEE TO FIRST NATIONAL BANK
OF EVERGREEN PARK, AS TRUSTEE OF TRUST NO. 3913
GRANTEE: SEYMOUR ROSENSTEIN AND EUNICE ROSENSTEIN, HUSBAND AND
WIFE AS TENANTS BY THE ENTIRETY
DATED: 08/19/1999
RECORDED: 09/02/1999
DOC#/BOOK-PAGE: 99836688

NOTE - SEYMOUR DIED 8/10/2015, VESTING TITLE IN EUNICE BY OPERATION OF LAW.

ADDRESS: 8721 CRYSTAL CREEK DRIVE , ORLAND PARK, IL 60462