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1722119005

Doc# 1722119005 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/09/2017 09:26 AM PG: 1 OF 4

ESTOPPEL AFFIDAVIT

THIS AFFIDAVIT, made this 24 day of Aug, 2017, by LEE A. BELL AND LORIE L. SMITH BY HER ATTORNEY IN FACT, LEE A. BELL, hereinafter referred to as Grantors,

WITNESSETH:

That Grantors did on the 23rd day of May, 2008, execute and deliver a certain Promissory Note in the principal amount of Three Hundred Sixteen Thousand Seventeen And 00/100 (\$316,017.00), and secured by a Mortgage dated May 23, 2008, and duly recorded in the Recorder's Office of Cook County, State of Illinois, as Document No. 0814901011, conveying the real estate located at 450 E Bowen Ave, Unit 1W, Chicago, IL 60653, Cook County, Illinois, and legally described as follows:

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 1W IN BOWEN FLATS CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 41 AND 42 IN BLOCK 2 IN GEORGE S. BOWEN'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0731715117

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TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE (EXCLUSIVE) RIGHT TO THE USE OF PS-1W LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0731715117.

Permanent Index Number: 20-03-212-073-1001 fka 20-03-212-041-0000

Property of Cook County Clerk's Office

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That Grantors have defaulted in the payments due on said Note, plus interest and necessary advancements due and outstanding and is unable to meet the obligations of said Note and Mortgage according to the terms thereof.

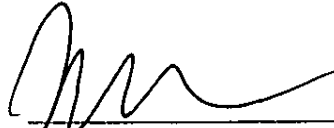
That the said Grantors have made, executed and delivered that certain Deed to **U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST**, dated the 29 day of April, 2017, conveying the above described property. The said Grantors hereby acknowledge, agree and certify that the aforesaid deed was an absolute conveyance of the Grantor's right, title and interest in and to said real estate, together with all buildings thereon and appurtenances thereunto belonging and appertaining, and with release of all dower and homestead rights in and to said real estate, and also convey, transfer and assign the Grantor's rights of possession, rentals and equity of redemption in and to said premises. The value of said real estate is not in excess of the amount of said indebtedness outstanding and in consideration of the premises hereof and in consideration of such conveyance the Grantors have received a full and complete release of personal liability on said Note together with the cancellation of record by said Grantee of the Note secured by said Mortgage.

Said Deed was given voluntarily by the Grantors to the Grantee, in good faith on the part of Grantors and Grantee, without any fraud, misrepresentation, duress, or undue influence whatsoever, or any misunderstanding on the part of the Grantors or Grantee and was not given as a preference against any other creditors of said Grantors. Said Deed of conveyance shall not effect a merger of the fee title to the premises with Grantee's Mortgage lien and shall not restrict the right of the Grantee to institute foreclosure proceedings if the Grantee desires, but the conveyance by said Deed shall be and is hereby intended and understood to be an absolute conveyance and an unconditional sale, with full extinguishment of Grantor's equity of redemption, and with full release of all Grantor's right, title and interest of every character in and to said property. Grantors hereby assign to Grantee the hazard insurance policy now in effect on said property and further assign to Grantee the right to receive payment of any claim payable under the terms of said policy including any premium refund now or hereafter payable.

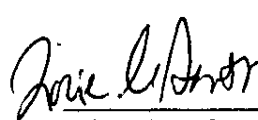
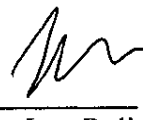
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This Affidavit has been made for the protection and benefit of the aforesaid Grantee in said Deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described therein, and shall bind the respective heirs, executors, administrators and assigns of the undersigned.

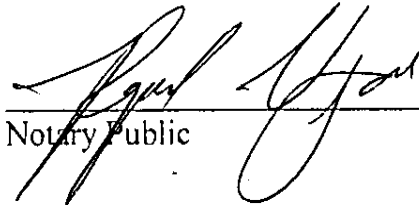


LEE A. BELL X

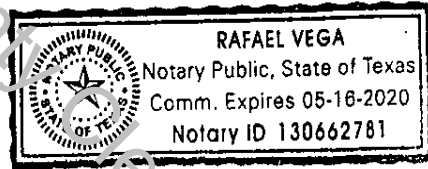
 signed by  her attorney-in-fact X

LORIE L. SMITH, signed by Lee Bell,
her Attorney-in-fact

Subscribed and sworn to before me this 24th day of April, 2017.



Notary Public



PREPARED BY AND RETURN TO:
Faiq M. Mihlar
HEAVNER, BEYERS & MIHLAR, LLC
Attorneys at Law
P.O. Box 740
Decatur, IL 62525
111 East Main Street
Decatur, IL 62523
Telephone: (217) 422-1719