

# UNOFFICIAL COPY

Doc#: 1734049334 Fee: \$74.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/06/2017 01:51 PM Pg: 1 of 14

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

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

*58325 DFHQ*

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Loan No.: 6800639020  
Investor No.: 747776849

## ESTOPPEL AND MECHANICS LIEN AFFIDAVIT

State of Illinois

SS

County of Cook

William F Schlenker, Sr and Mary F Boukas aka Mary F Schlenker, both divorced, not since remarried, ("Grantant(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 Federal Home Loan Mortgage Corporation

dated the *30<sup>th</sup>* day of *MAY*, *2017*, conveying the property commonly known as: ("Grantee")  
504 Redwood Ln, Schaumburg, Illinois 60193.

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

PIN: 07-28-213-050-0000

# UNOFFICIAL COPY

Loan No.: 6800639020

Investor No.: 747776849

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 William F. Schlenker and Mary F. Schlenker

as Mortgagors, to Mortgage Electronic Registration Systems, Inc., as nominee for Integra Mortgage Corp.

, as Mortgagee, dated October 27th, 2012, recorded on November 28th, 2012, in Book N/A, Page N/A, Instrument No. 1233334007, and assigned to Federal Home Loan Mortgage Corporation 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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Loan No.: 6800639020  
Investor No.: 747776849

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.

William F. Schlenker, Sr.  
William F Schlenker, Sr -Affiant(s)

The foregoing was subscribed and sworn to before me in the County of Sarasota, and State of Florida, this 30 day of May 2017.

(Seal)



Jefferson F. Ridell  
Notary Signature

Printed Name \_\_\_\_\_

Notary Public, State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Mary F Boukas aka Mary F Schlenker -Affiant(s)

The foregoing was subscribed and sworn to before me in the County of \_\_\_\_\_, and State of \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_.

(Seal)

\_\_\_\_\_  
Notary Signature

Printed Name \_\_\_\_\_

Notary Public, State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

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Investor No.: 747776849

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\_\_\_\_\_  
William F Schlenker, Sr -Affiant(s)

The foregoing was subscribed and sworn to before me in the County of \_\_\_\_\_, and State of \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_.

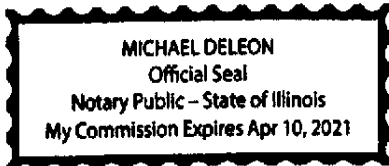
(Seal)

\_\_\_\_\_  
Notary Signature  
\_\_\_\_\_  
Printed Name  
\_\_\_\_\_  
Notary Public, State of  
\_\_\_\_\_  
My Commission Expires:

*Mary F Boukas aka Mary F Schlenker*  
\_\_\_\_\_  
Mary F Boukas aka Mary F Schlenker -Affiant(s)

The foregoing was subscribed and sworn to before me in the County of Cook, and State of Illinois, this 6th day of June, 2017.

(Seal)



*Michael DeLeon*  
\_\_\_\_\_  
Notary Signature  
\_\_\_\_\_  
Printed Name Michael DeLeon  
\_\_\_\_\_  
Notary Public, State of Illinois  
\_\_\_\_\_  
My Commission Expires: 4/10/2021

# UNOFFICIAL COPY

Loan No.: 6800639020  
Investor No.: 747776849

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

It is understood and agreed by William F Schlenker, Sr and Mary F Boukas aka Mary F Schlenker, both divorced, not since remarried ("Grantor") that the Deed to Federal Home Loan Mortgage Corporation, ("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 30<sup>th</sup> day of MAY, 2017.

William F Schlenker, Sr.  
William F Schlenker, Sr -Grantor

Mary F Boukas aka Mary F Schlenker  
Mary F Boukas aka Mary F Schlenker -Grantor

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

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

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Signed this 6th day of June, 2017.

\_\_\_\_\_  
William F Schlenker, Sr -Grantor

*Mary F Boukas aka Mary F Schlenker*  
\_\_\_\_\_  
Mary F Boukas aka Mary F Schlenker -Grantor

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

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

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Loan No.: 6800639020  
Investor No.: 747776849

## EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS,  
TO WIT:

LOT 2 IN TIMBERCREST WOODS UNIT 8A, RESUBDIVISION NO. 1, IN THE NORTHEAST 1/4 OF  
SECTION 28, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.

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

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

*58325 DFHQ*

[Space Above This Line For Recording Data]

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Investor No.: 747776849

## ESTOPPEL AND MECHANICS LIEN AFFIDAVIT

State of Illinois  
County of Cook

SS

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504 Redwood Ln, Schaumburg, Illinois 60193.

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

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as Mortgagors, to Mortgage Electronic Registration Systems, Inc., as nominee for Integra Mortgage Corp. , as Mortgagee, dated October 27th, 2012 , recorded on November 28th, 2012 , in Book N/A , Page N/A , Instrument No. 1233334007 , and assigned to Federal Home Loan Mortgage Corporation 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, firm 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.

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William F. Schlenker, Sr.  
William F Schlenker, Sr -Affiant(s)

The foregoing was subscribed and sworn to before me in the County of Sarasota, and State of Florida, this 30 day of May 2017.

(Seal)



Jefferson F. Riddell  
Notary Signature  
Printed Name Jefferson F Riddell  
Notary Public, State of Florida  
My Commission Expires: 05/27/21

Mary F Boukas and Mary F Schlenker -Affiant(s)

The foregoing was subscribed and sworn to before me in the County of \_\_\_\_\_, and State of \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_.

(Seal)

\_\_\_\_\_  
Notary Signature  
Printed Name \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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William F Schlenker, Sr -Affiant(s)

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(Seal)

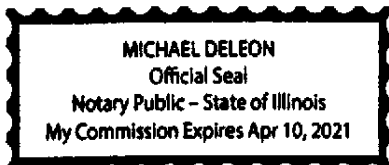
\_\_\_\_\_  
Notary Signature  
Printed Name \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

*Mary F Boukas*  
\_\_\_\_\_  
Mary F Boukas aka Mary F Schlenker -Affiant(s)

The foregoing was subscribed and sworn to before me in the County of Cook, and State of Illinois, this 6th day of June, 2017.

(Seal)

*Michael DeLeon*  
\_\_\_\_\_  
Notary Signature  
Printed Name Michael DeLeon  
Notary Public, State of Illinois  
My Commission Expires: 4/10/2021



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William F Schlenker, Sr.  
William F Schlenker, Sr -Grantor

Mary F Boukas aka Mary F Schlenker -Grantor

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Signed this 6th day of June, 2017.

\_\_\_\_\_  
William F Schlenker, Sr

-Grantor

*Mary F Boukas aka Mary F Schlenker*  
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Mary F Boukas aka Mary F Schlenker

-Grantor

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