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Doc# 1903222051 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2019 02:10 PM PG: 1 OF 4

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

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Loan No.: 0599926706
Investor No.: 39932629

ESTOPPEL AND MECHANICS LIEN AFFIDAVIT

Ethel M. Mahone aka Ethel Mac Mahone, a widow, not since remarried

Affiant ("Grantor")

being first duly and separately sworn each for himself and/or herself, deposes and says:

That Grantor is the identical parties who made, executed and delivered that certain deed to Nationstar Mortgage LLC d/b/a Mr. Cooper

("Grantee")

dated the 18th day of October, 2018, conveying the property commonly known as:
815 East Glenwood Lansing Rd, Unit 501, Glenwood, Illinois 60425.

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

PIN: 32-11-102-024-1013

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Loan No.: 0599926706
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That the aforesaid Warranty Deed in Lieu of Foreclosure ("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 the amount of \$62,945.25 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 Ethel Mae Mahone, a widow

to Mortgage Electronic Registration Systems, Inc., as nominee for Lehman Brothers Bank, FSB, a Federal Savings Bank, Mortgagee, dated January 8th 2007, recorded on January 26th, 2007, in Book N/A, Page N/A, Instrument No. 0702605212, and assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by an assignment ("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 Recorder 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 the Grantor 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, Grantor felt and still feels 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 Grantor; 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 Grantor is solvent and have no other creditors whose rights would be prejudiced by such conveyance, and that Grantor is 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 Grantor 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 Grantor in said Deed to convey and by said Deed Grantor did convey to the Grantee therein all their right, title, and interest absolutely in and to the premises described in said Deed.

Grantor further states 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.

Grantor further states 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.: 0599926706

Investor No.: 39932629

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.

Ethel M. Mahone aka Ethel Mae Mahone
Ethel M. Mahone aka Ethel Mae Mahone -Grantor
Mahone

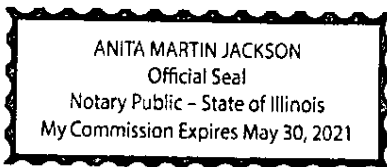
-Grantor

-Grantor

-Grantor

The foregoing was subscribed and sworn to before me in the County of COOK, and State of Illinois, this 18th day of October, 2018.

(Seal)



Anita Martin Jackson
Notary Signature

Printed Name Anita Martin Jackson

Notary Public, State of _____

My Commission Expires: _____

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Loan No.: 0599926706
Investor No.: 39932629

EXHIBIT "A"

The land hereinafter referred to is situated in the City of Glenwood, County of Cook, State of IL, and is described as follows:

Parcel 1: Unit 301 in Glenwood East Condominium as delineated on a survey of the following described real estate: part of Outlots "A" and "B" in Brookwood Point Number 2, being a Subdivision of part of the Northwest quarter of Section 11, Township 35 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 25223206 together with its undivided percentage interest in the common elements.

Parcel 2: Easement for ingress, egress and for parking of automobiles and cars for the benefit of Parcel 1 over that portion of the land depicted on the plat or survey attached to the grant of easement over Outlot "A" (excepting therefrom the East 145.00 feet of the West 595.00 feet except the North 100.00 feet thereof) in Brookwood Point No. 2, being a subdivision of part of the Northwest quarter of Section 11, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois made by Union National Bank of Chicago as Trustee Under Trust Agreement dated February 1, 1971, known as Trust Number 1536 to Glenwood Condominiums, Inc. recorded November 2, 1979 as Document 25223104 and rerecorded January 18, 1980 as Document 25326042.

APN: 32-11-102-024-1013