

UNOFFICIAL COPY

Loan No.: 0640307781
Investor No.: 4012552976

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 \$87,121.79 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 Cheryl L. Kopinski aka Cheryl Kopinski, a single woman

, Mortgagors,
to Mortgage Electronic Registration Systems, Inc., as nominee for Peoples Home Equity Inc.

, Mortgagee,
dated January 11, 2017, recorded on February 2nd, 2017, in Book N/A, Page N/A, Instrument No. 1703308029, and assigned to Federal National Mortgage Association 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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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.

Dated: 11/5/2019

Cheryl L. Kopinski aka Cheryl Kopinski
Cheryl L. Kopinski aka Cheryl Kopinski -Grantor

-Grantor

-Grantor

-Grantor

The foregoing was subscribed and sworn to before me in the County of Cook, and State of ILLINOIS, this 5 day of November, 2019.

(Seal)



Maria E. Salgado
Notary Signature

Printed Name Maria E. Salgado

Notary Public, State of ILLINOIS

My Commission Expires: 6/21/2021

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EXHIBIT "A"

The following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Item 1: Unit 711-1B as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 13th day of December, 1984 as Document Number 3410093.

Item 2: An undivided 5.08% interest (except the units delineated and described in said survey) in and to the following described premises:

Lots 7 and 8 in Anderson's Busse Highway Resubdivision of Lot 20 and Lot 21 (except the Northwesterly 75 feet thereof) of Dale D. Sheets Co's Park Avenue Terrace, being a subdivision of Lots 4 and 5 in Gillick's Subdivision of part of the East Half of the Northeast Quarter of Section 27, Township 41 North, Range 12, East of the Third Principal Meridian, according to Plat of said Anderson's Busse Highway Resubdivision, registered in the Office of the Registrar of Titles of Cook County, Illinois, on October 3, 1958, as Document No. 1821443, in Cook County, Illinois.

Property Address: 711 Busse Highway, Unit 1B, Park Ridge, IL 60068

Parcel ID: 09-27-210-085-1011