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Doc#: 2011920058 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/28/2020 09:38 AM Pg: 1 of 4

2/3

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, Texas 75251, and Co-Counsel
Lee Scott Perres, PC
29 North Wacker Drive, Suite 1010
Chicago, Illinois 60606

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Loan No.: 2529182
Investor No.: 205216726

ESTOPPEL AND MECHANICS LIEN AFFIDAVIT

Gerard Robert Geniesse, Jr., as attorney in fact for Lucille Geniesse aka Lucille Ann Geniesse 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 Champion Mortgage Company

dated the 27 day of FEB, 2020, conveying the property commonly known as 588 Maple Drive, Buffalo Grove, Illinois 60089, ("Grantee")

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

PIN: 03-05-211-021-0000

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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 \$228,034.56 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 Gerald Geniesse and Lucille Geniesse, husband and wife, not in tenancy in common but in joint tenancy

, Mortgagors,
to PNC Reverse Mortgage, LLC
, Mortgagee,
dated June 25th, 2010, recorded on July 22nd, 2010, in Book N/A, Page N/A,
Instrument No. 1020315036, and assigned to Nationstar Mortgage LLC d/b/a Champion Mortgage
Company by an assignment ("Assignment") recorded in Book N/A, Page N/A, Instrument No. 1722208521, 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: 2/27/2020

Gerard Robert Geniesse, Jr. AIF

Gerard Robert Geniesse, Jr., as attorney -Grantor
in fact for Lucille Geniesse aka Lucille
Ann Geniesse

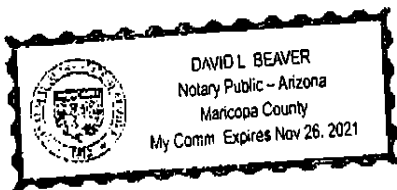
POA Ref # 20071111000 -Grantor

_____-Grantor

_____-Grantor

The foregoing was subscribed and sworn to before me in the County of MARICOPA, and
State of AZ, this 27 day of FEB, 2020.

(Seal)



David L. Beaver
Notary Signature

Printed Name DAVID L BEAVER

Notary Public, State of AZ

My Commission Expires: 11/26/2021

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Investor No.: 205216726

EXHIBIT "A"

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

Lot 50 in Buffalo Grove Unit No. 6, being a Subdivision in the East half of Section 5, Township 42 North, Range 11, East of the Third Principal Meridian all in Cook County, Illinois.

Property Address: 588 Maple Drive, Buffalo Grove, IL 60089

Parcel ID: 03-05-211-021-0000