

# UNOFFICIAL COPY



Doc# 2109057012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/31/2021 09:38 AM PG: 1 OF 4

**After Recording Return To:**  
Old Republic Servicing Solutions  
Attn: Recording Department  
681 Andersen Drive, Suite 600, Foster Plaza VI  
Pittsburgh, Pennsylvania 15220

**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

[Space Above This Line For Recording Data]

Loan No.: 1444883597  
Investor No.: 1444883597

## ESTOPPEL AND MECHANICS LIEN AFFIDAVIT

Edwin P. Guzik and Ashley J. Guzik, husband and wife

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 Plaza Home Mortgage

dated the 9 day of January, 2021, conveying the property commonly known as 711 Busse Highway, Park Ridge, Illinois 60068, ("Grantee")

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

PIN: 09-27-210-085-1013



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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 \$106,712.94 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 Edwin P. Guzik and Ashley J. Guzik, husband and wife, tenants by the entirety

, Mortgagors,  
to Mortgage Electronic Registration Systems, Inc., as nominee for BJV Financial Services Inc. DBA Forum Mortgage Bancorp. , Mortgagee,  
dated June 5th, 2018 , recorded on June 22nd, 2018 , in Book N/A , Page N/A ,  
Instrument No. 1917329297 , and assigned to Plaza Home Mortgage 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: Jan, 09 2021

[Signature]  
Edwin P. Guzik -Grantor

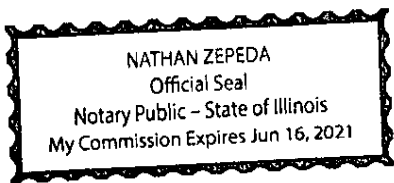
[Signature]  
Ashley J. Guzik -Grantor

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

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

The foregoing was subscribed and sworn to before me in the County of Cook, and State of Illinois, this 09 day of January, 2021.

(Seal)



[Signature]  
Notary Signature

Printed Name Nathan Zepeda

Notary Public, State of Illinois

My Commission Expires: June 16, 2021

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Investor No.: 1444883597

## EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF PARK RIDGE, COUNTY OF COOK, STATE OF ILLINOIS, LEGALLY DESCRIBED AS FOLLOWS:

UNIT NO. 711-2A IN THE PARK PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 7 AND LOT 8 IN ANDERSON'S BUSSE HIGHWAY RESUBDIVISION OF LOT 20 AND LOT 21 (EXCEPT THE NORTHWESTERLY 75 FEET THEREOF) OF DALE D. SHEETS COMPANY'S PARK AVENUE TERRACE, BEING A SUBDIVISION OF LOTS 4 AND 5 IN GILLICK'S SUBDIVISION OF PART OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE 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; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM REGISTERED AS DOCUMENT NO 3410093 IN THE OFFICE OF THE REGISTRAR OF TITLES, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

TAX ID NO: 09-27-210-085-1013

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED  
GRANTOR: MIHAELA CICORTAS, AS TRUSTEE OF THE 711 MC LAND TRUST DATED 09/10/13  
GRANTEE: EDWIN P. GUZIK AND ASHLEY J. GUZIK, AS TENANTS BY THE ENTIRETY  
DATED: 05/21/2018  
RECORDED: 06/22/2018  
DOC#/BOOK-PAGE: 1817329296 / NA

ADDRESS: 711 BUSSE HWY #2A, PARK RIDGE, IL 60068