

UNOFFICIAL COPY

Doc# 2119346218 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/12/2021 02:44 PM Pg: 1 of 23

Dec ID 20210601679691

City Stamp 1-537-004-816

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069, Phone: (513) 247-9605 Fax: (866) 611-0170.

Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1607227

REAL ESTATE TRANSFER TAX

26-JUN-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-25-206-033-1009 | 20210601679691 | 1-537-004-816

* Total does not include any applicable penalty or interest due.

Mail Tax Statements To:
Federal Home Loan Mortgage Corporation
8200 Jones Branch Drive, McLean, VA 22102.

DEED IN LIEU OF FORECLOSURE

Exempt: Sec. 200/31-45 (8)

KNOWN ALL MEN BY THESE PRESENTS, that **Steven Wiseman**, an unmarried person, hereinafter called grantor, for \$1.00 and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **Federal Home Loan Mortgage Corporation**, whose tax mailing address is **8200 Jones Branch Drive, McLean, VA 22102**, hereinafter called grantee, and unto grantee's successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in **Cook County, Illinois**, described as follows:

The following described property in the County of Cook, State of Illinois:

Unit No. 3E at 2354 E. 72nd Street in the Yates Estates Condominium as delineated on a survey of the following described parcel of real estate:

Property Address: 7158 S Yates Blvd 3E, Chicago, IL 60649

23

UNOFFICIAL COPY

Lot 6 and the South 12.27 feet of Lot 5 in Block 1 in Kountze Addition to the South Shore, being a Subdivision of Lots 16 to 20 in Block 1 and Lots 1 to 5 and Lots 16 to 20 in Block 4 in Steve and Klemm's Subdivision of the Northeast quarter of Section 25, Township 38 North, Range 14, East of the Third Principal Meridian (except that part taken for Oglesby Avenue) which survey is recorded as an Exhibit to the Declaration of Condominium recorded as Document number 0422244024, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

TAX ID: 20-25-206-033-1009

SEE EXHIBIT "B" ATTACHED HERETO AS ESTOPPEL AFFIDAVIT

COMMONLY known as: **7158 S Yates Blvd 3E, Chicago, IL 60649**

Tax Parcel Number: **20-25-206-033-1009**

This being the identical property conveyed to the GRANTOR herein by Deed recorded in **Instrument 0908334071**

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

This deed is absolute in effect and conveys fee simple title of the premises above described to the grantee and does not operate as a mortgage, deed of trust or security of any kind.

Grantor does hereby assign and transfer to grantee any equity of redemption and statutory rights of redemption concerning the real property and the mortgage described below.

Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under duress, undue influence or misrepresentation of grantee, its agent, attorney or any other person. Grantor declares that this conveyance is freely and fairly made.

Transfer of Property. Transferor hereby agrees to transfer and Transferee hereby agrees to accept title to the Property subject to the terms and conditions set forth in this Agreement.

Acknowledgment of Default. Transferor acknowledges that it is in default of its obligations under the Loan and the Note, and that the entire unpaid principal balance thereof, together with interest thereupon, is immediately due and payable to Assignee without offset, defense, or counterclaim.

Consideration. Transferor acknowledges and agrees that the release of personal liability and forgiveness of payment of the entire unpaid principal balance thereof, together with interest thereupon, in connection with the underlying Loan and Note is adequate consideration for the transfer of the Property to Transferee and that the transfer of the Property to Transferee is voluntary and free of coercion and duress. This obligation is secured by the following mortgage or deed of trust:

Property Address: 7158 S Yates Blvd 3E, Chicago, IL 60649

UNOFFICIAL COPY

Mortgage To: Steven Wiseman, an unmarried man
Mortgage From: Mortgage Electronic Registration Systems, Inc., as Nominee for Metlife Home Loans, N.A. Trustee Name:
Dated: 03/16/2009
Open Ended: No
Recorded: 03/24/2009
Volume/Instr: 0908334072
Amount: \$78,750.00
Mtg Tax Paid: \$0.00

Assignments.

Assigned To: Newrez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing
Assignor: Mortgage Electronic Registration Systems, Inc., as nominee for Metlife Home Loans, N.A.
Dated: 12/13/2019
Volume/Instr#: 1935308154
Recorded: 12/19/2019

Assigned to Federal Home Loan Mortgage Corporation by Assignment recorded concurrently herewith

Closing of Transaction. Concurrently with the execution of this Agreement:

(a) Transferor shall deliver to Transferee:

(i) an executed and acknowledged Deed in Lieu of Foreclosure (the "Deed"), in form and substance satisfactory to Transferee, conveying fee simple title to the Property, subject only to such exceptions to title as may be approved by Transferee prior to the execution of this Agreement;

(ii) an executed Estoppel Affidavit in form and substance satisfactory to Transferee and Chicago Title Insurance Company ("Title Company");

(iii) all keys and pass cards, and combinations to all combination locks relating to the Property; and

(iv) copies of all service contracts, maintenance contracts, management contracts, listing agreements, commission agreements, equipment leases, warranty agreements, and other agreements pursuant to which third parties are obligated to provide goods or services, or to bear expenses or liabilities relating to the Property, including, without limitation, amendments and supplements thereto and in the possession of Transferor;

(b) Transferor shall deliver to Assignee Releases, a copies of which is attached hereto and incorporated herein as an Exhibit;

(c) Any and all transfer or other taxes incurred in connection with the closing of the transaction contemplated in this Section shall be the responsibility of Transferor. In addition, there shall be no perorations made at the close of escrow, the parties agreeing that Transferor shall be responsible for any and all property taxes and other costs and expenses owing at the closing of the transaction contemplated hereby.

Property Address: 7158 S Yates Blvd 3E, Chicago, IL 60649

UNOFFICIAL COPY

Representations and Warranties.

(a) Transferor hereby makes the following representations and warranties to Transferee, which representations and warranties shall survive the execution, delivery, and recordation of the Deed and the consummation of the transactions contemplated hereby:

(i) To the best of Transferor's knowledge, no filing or petition under the federal bankruptcy law or any insolvency laws, or any laws for composition of indebtedness or for the reorganization of debtors, has been filed with regard to Transferor.

(ii) Transferor has received the advice of competent legal counsel of Transferor's choice in connection with the execution of this Agreement and all documents executed in connection herewith.

(iii) Transferor is not a "foreign person" within the meaning of Section 1445(f)(3) of the Internal Revenue Code of 1954, as amended.

(iv) The agreed to value of the Property is an accurate reflection of the fair market value of the Property.

(v) To the best of Transferor's knowledge, there are no other claims and/or litigation affecting the Property.

(d) This Agreement and all other documents delivered in connection herewith by Transferor (i) have been duly authorized, executed, and delivered by Transferor; (ii) are binding obligations of Transferor; and (iii) neither violate the provisions of any agreement to which Transferor is a party.

(e) Transferor represents, warrants, covenants, and agrees as follows:

(i) the execution, delivery, and recordation of the Deed is intended to and shall effect an absolute conveyance and transfer of the Property and shall not constitute a mortgage, trust conveyance, or security interest of any kind therein;

(ii) it is the intention of Transferor as grantor in the Deed to convey, and by the Deed, Transferor has conveyed to Transferee therein, all of Transferor's right, title, and interest absolutely in and to the Property;

(iii) Possession of the Property is intended to and will be surrendered to Transferee concurrent with the conveyance of title to Transferee;

(iv) Transferor shall have no right, title, lien, or claim, now or hereafter, on or against the Property or Transferee, all other rights, titles, liens, and claims of Transferor, by agreement, at law, or in equity being hereby expressly waived; and to the extent that any court shall seek to find any right, title, lien, or claim in favor of Transferor, Transferor agrees that such right, title, lien, or claim shall be limited to a right to damages and not to any lien or claim on the Property;

Disclaimer of Partnership. Nothing contained in this Agreement or any of the documents executed in connection herewith shall serve to create a partnership or any other fiduciary relationship between Transferor and Transferee or between Transferor and Assignee, and Transferor and Transferee do hereby disclaim that any partnership or other fiduciary relationship exists between them.

No Merger. Transferor agrees and acknowledges that its entry into this Agreement, the Deed and the other documents contemplated hereby shall not result in a merger of Assignee's interest under the Deed of Trust with Transferee's interest under the Deed. The terms, covenants, representations, and warranties of this Agreement shall not merge into the Deed but shall survive the close of the transaction contemplated hereby.

Property Address: 7158 S Yates Blvd 3E, Chicago, IL 60649

UNOFFICIAL COPY

Indemnification. Transferor, joint and severally, shall indemnify and defend Transferee against, and hold Transferee harmless of and from, any and all losses, liability, claims, damages, costs, and expenses (including, but not limited to, reasonable attorneys' fees and court costs) that Transferee may suffer or incur, or to which Transferee may be subjected, by reason of, arising out of, or in connection with the falsity or misleading nature of any of the representations or warranties made by Transferor pursuant to this Agreement. Upon demand by Transferee, Transferor shall defend any action or proceeding brought against Transferee in connection with any of the foregoing, or Transferee may elect to conduct its own defense at the expense of Transferor. In any event, Transferor promptly shall reimburse Transferee in full for all costs reasonably incurred by Transferee in investigating, preparing, or defending any action or proceeding, commenced or threatened, in connection with any of the foregoing matters, or incurred in settlement of any such action or proceeding (whether commenced or threatened). This section shall survive the execution of this Agreement and the consummation of the transactions contemplated hereby.

Further Assurances. Whenever requested to do so by the other party, each party shall execute, acknowledge, and deliver any and all such further conveyances, assignments, confirmations, satisfactions, releases, powers of attorney, instruments of further assurance, approvals, consents, and any and all such further instruments and documents as may be necessary, expedient, or proper, in order to complete any and all conveyances, transfers, sales, and assignments contemplated by this Agreement, and to do any and all other acts and to execute, acknowledge, and deliver any and all documents as so requested in order to carry out the intent and purpose of this Agreement.

Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties, and their successors, heirs, and assigns.

Litigation Costs. If either party commences an action against the other to enforce any of the terms hereof or because of the breach by either party of any of the terms hereof, the Prevailing Party (as hereinafter defined) in such action shall be entitled to recover its attorneys' fees and costs and expenses incurred in connection with the prosecution or defense of such action, including any appeal thereof, in addition to all other relief. "Prevailing Party" within the meaning of this Section shall include, without limitation, a party who brings an action against the other party for sums allegedly due or performance of covenants allegedly breached and obtains substantially the relief sought by it in the action.

Integration. This Agreement and the other agreements and documents referred to herein set forth the entire agreement and understanding of the parties. The only consideration for the execution of this Agreement is the consideration expressly recited herein. No other promise or agreement of any kind or nature has been made to or with the parties by any person or entity whatsoever to cause them to sign this Agreement.

Severability. If any term or provision of this Agreement shall be held invalid or unenforceable to any extent, the remainder of this Agreement shall not be affected thereby.

UNOFFICIAL COPY

Third-Party Beneficiary. Transferor and Transferee acknowledge and agree that Assignee is an intended third-party beneficiary under this Agreement and the documents being executed pursuant hereto.

Waiver of Jury Trial. Each party hereby knowingly, voluntary and intentionally, waives (to the extent permitted by applicable law) any right it may have to a trial by jury of any dispute arising under or relating to this agreement and agrees that any such dispute shall be tried before a judge sitting without a jury.

In construction this deed and where the context so requires, the singular included the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Release. Debtor and each of its successors and assigns do hereby forever release, discharge, and acquit **Federal Home Loan Mortgage Corporation**, its parent, subsidiary and affiliate corporations, and their officers, directors, shareholders, agents and employees, and their successors, heirs, and assigns, and each of them, of and from any and all claims, demands, obligations, liabilities, indebtedness, breaches of contract, breaches of duty or any relationship, acts, omissions, misfeasance, malfeasance, cause or causes of action, debts, sums of money, accounts, compensations, contracts, controversies, promises, damages, costs, losses, and expenses, of every type, kind, nature, description, or character, and irrespective of how, why, or by reason of what facts, whether heretofore, now existing, or hereafter arising, or that could, might, or may be claimed to exist, of whatever kind or name, whether known or unknown, suspected or unsuspected, liquidated or unliquidated, each as though fully set forth herein at length, that in any way arise out of, are connected with, or relate to (i) the Loan, the Note, the Deed of Trust or Mortgage or the Transfer Agreement and/or Deed in Lieu of Foreclosure Agreement; or (ii) any documents executed in connection with or any transactions contemplated by the Loan, the Note, the Deed of Trust or Mortgage, or the Transfer Agreement and/or Deed in Lieu of Foreclosure Agreement. (Subsections (i) and (ii) are hereafter collectively referred to as the "Subject Matter.")

In this connection, Debtor hereby agrees, represents, and warrants that it realizes and acknowledges that factual matters now unknown to it may have given or may hereafter give rise to causes of action, claims, demands, debts, controversies, damages, costs, losses, and expenses that are presently unknown, unanticipated, and unsuspected, and it further agrees, represents, and warrants that this Release has been negotiated and agreed upon in light of that realization, and that it nevertheless hereby intends to release, discharge, and acquit the parties set forth hereinabove from any such unknown causes of action, claims, demands, debts, controversies, damages, costs, losses, and expenses that are in any way related to the Subject Matter.

Representations and Warranties. Debtor represents, warrants, and acknowledges that:

(a) it is in default of its obligations under the Loan and the Note and that the unpaid principal balance thereof together with interest thereupon is immediately due and payable to **Federal Home Loan Mortgage Corporation** without offset, defense, or counterclaim;

(b) the Note and the Deed of Trust or Mortgage are valid and binding agreements enforceable in accordance with their terms;

(c) (i) as a result of the consideration to be given by Transferee to Debtor pursuant to the Transfer Agreement and/or Deed in Lieu of Foreclosure Agreement by **Federal Home Loan Mortgage Corporation** to Debtor, Debtor will receive reasonably equivalent value in exchange for the Property; and (ii) Debtor is entering into this Release by Debtor freely and voluntarily, and free from any coercion or duress, having received the advice of both real estate and bankruptcy legal counsel.

UNOFFICIAL COPY

Further Assurances. Whenever requested to do so by the other party, each party shall execute, acknowledge, and deliver any and all such further conveyances, assignments, confirmations, satisfactions, releases, powers of attorney, instruments of further assurance, approvals, consents, and any and all such further instruments and documents as may be necessary, expedient, or proper, in order to complete any and all conveyances, transfers, sales, and assignments contemplated by this Release, and to do any and all other acts and to execute, acknowledge, and deliver any and all documents as so requested in order to carry out the intent and purpose of this Release.

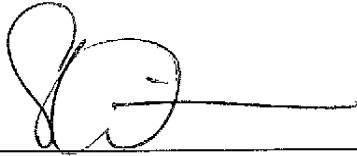
Successors and Assigns. This Release shall be binding upon and inure to the benefit of the parties, and their successors, heirs, and assigns.

Litigation Costs. If either party commences an action against the other to enforce any of the terms hereof or because of the breach by either party of any of the terms hereof, the Prevailing Party (as hereinafter defined) in such action shall be entitled to recover its attorneys' fees and costs and expenses incurred in connection with the prosecution or defense of such action, including any appeal thereof, in addition to all other relief. "Prevailing Party" within the meaning of this Section shall include, without limitation, a party who brings an action against the other party for sums allegedly due or performance of covenants allegedly breached and obtains substantially the relief sought by it in the action.

Advice of Counsel. Debtor hereby agrees, represents, and warrants that it has had advice of competent counsel of its own choosing in negotiations for and the preparation of this Release, that it has read this Release or has had the same read to it by its counsel, that it has had this Release fully explained by such counsel, and that it is fully aware of its contents and legal effect.

UNOFFICIAL COPY

WITNESS the hand of said Grantor this 12 day of APRIL, 2021.



Steven Wiseman

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 20__ by **Steven Wiseman** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

See attached

Notary Public

Property of Cook County Clerk's Office

UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

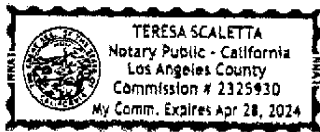
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

On 4-12-2021 before me, Teresa Scaletta, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Steven Wiseman
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Deed in Lieu of Foreclosure

Document Date: - Number of Pages: 10

Signer(s) Other Than Named Above: -

Capacity(ies) Claimed by Signer(s)

Signer's Name: Steven Wiseman

Signer's Name: _____

Corporate Officer – Title(s): _____

Corporate Officer – Title(s): _____

Partner – Limited General

Partner – Limited General

Individual Attorney in Fact

Individual Attorney in Fact

Trustee Guardian of Conservator

Trustee Guardian of Conservator

Other: _____

Other: _____

Signer is Representing: _____

Signer is Representing: _____

UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph L Section 31-45, Property Tax Code.

Date: 4/29/21



Buyer, Seller or Representative

Property of Cook County Clerk's Office

Property Address: 7158 S Yates Blvd 3E, Chicago, IL 60649

UNOFFICIAL COPY**EXHIBIT "B"
ESTOPPEL AFFIDAVIT**STATE OF _____
COUNTY OF _____

Steven Wiseman, _____, being first duly sworn, depose and say: That they are the identical parties who made, executed, and delivered that certain Deed in Lieu of Foreclosure to Federal Home Loan Mortgage Corporation, dated the 12 day of APRIL, 2021, conveying the following described property, to-wit:

The following described property in the County of Cook, State of Illinois:

Unit No. 3E at 2354 E. 72nd Street in the Yates Estate Condominium as delineated on a survey of the following described parcel of real estate:

Lot 6 and the South 12.27 feet of Lot 5 in Block 1 in Kountze Addition to the South Shore, being a Subdivision of Lots 16 to 20 in Block 1 and Lots 1 to 5 and Lots 16 to 20 in Block 4 in Steve and Klemm's Subdivision of the Northeast quarter of Section 25, Township 38 North, Range 14, East of the Third Principal Meridian (except that part taken for Oglesby Avenue) which survey is recorded as an Exhibit to the Declaration of Condominium recorded as Document number 0422244024, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

TAX ID: ²⁰02-25-206-033-1009

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to Federal Home Loan Mortgage Corporation, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiants as grantors in said deed to convey, and by said deed these affiants did convey to Federal Home Loan Mortgage Corporation, therein all their right, title, and interest absolutely in and to said

Property Address: 7158 S Yates Blvd 3E, Chicago, IL 60649

UNOFFICIAL COPY

premises; that possession of said premises has been surrendered to Federal Home Loan Mortgage Corporation;

That in the execution and delivery of said deed affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

That aforesaid deed was not given as a preference against any other creditor or the deponents or either of them; that at the time it was given there was no other person or persons, firms or corporations, other than Federal Home Loan Mortgage Corporation, who have interest, either directly or indirectly, in said premises; that these deponents are solvent and have not other creditors whose rights would be prejudiced by such conveyance, and that deponents are not obligated upon any bond or mortgage or other security whereby any lien has been created or exists against the premises described in said deed.

That the consideration for said deed was and is payment to affiants of the sum of \$1.00 by Federal Home Loan Mortgage Corporation, agreement to forebear taking any action against affiants to collect on the obligations secured by the mortgage described below, other than by foreclosure of that mortgage and to not seek, obtain or permit a deficiency judgment against affiants in such foreclosure action. The mortgage referred to herein as described as follows:

Mortgage To: Steven Wiseman, an unmarried man

Mortgage From: Mortgage Electronic Registration Systems, Inc., as Nominee for Metlife Home Loans, N.A.

Dated: 03/16/2009

Open Ended: No

Recorded: 03/24/2009

Volume/Instr: 0908334072

Amount: \$78,750.00

Mtg Tax Paid: \$0.00

Assignments:

Assigned To: Newrez LLC, f/k/a New Penn Financial, LLC d/b/a Snellpoint Mortgage Servicing

Assignor: Mortgage Electronic Registration Systems, Inc., as nominee for Metlife Home Loans, N.A.

Dated: 12/13/2019

Volume/Instr#: 1935308154

Recorded: 12/19/2019

Assigned to Federal Home Loan Mortgage Corporation by Assignment recorded concurrently herewith

At the time of making said deed in lieu of foreclosure affiants believed and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded, or more.

Property Address: 7158 S Yates Blvd 3E, Chicago, IL 60649

UNOFFICIAL COPY

This affidavit is made for the protection and benefit of **Federal Home Loan Mortgage Corporation**, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

I understand and agree that I have waived or released any and all claims, known or unknown, that I have or might have against Grantee or their agents, including any title insurer or title agent, and/or their accountants, agents, attorneys, directors, employees, managers, members, officers, servants, and/or shareholders.

That affiants, and each of them will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

Property of Cook County Clerk's Office

Property Address: 7158 S Yates Blvd 3E, Chicago, IL 60649

UNOFFICIAL COPY

I/WE (THE BORROWER OR BORROWERS) UNDERSTAND THAT I/WE HAD A RIGHT TO OBTAIN LEGAL ADVICE BEFORE SIGNING THE AFORESAID DEED. I/WE HAVE EITHER DONE SO OR HAVE ELECTED TO PROCEED WITHOUT LEGAL ADVICE.

Dated: 4/12/21



Steven Wiseman

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 20__ by **Steven Wiseman** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

See attached

Notary Public

Property of Cook County Clerk's Office

UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

On 4-12-2021 before me, Teresa Scaletta, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Steven Wiseman
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Estoppel Affidavit

Document Date: - Number of Pages: 4

Signer(s) Other Than Named Above: -

Capacity(ies) Claimed by Signer(s)

Signer's Name: Steven Wiseman

Signer's Name: _____

Corporate Officer – Title(s): _____

Corporate Officer – Title(s): _____

Partner – Limited General

Partner – Limited General

Individual Attorney in Fact

Individual Attorney in Fact

Trustee Guardian of Conservator

Trustee Guardian of Conservator

Other: _____

Other: _____

Signer is Representing: _____

Signer is Representing: _____

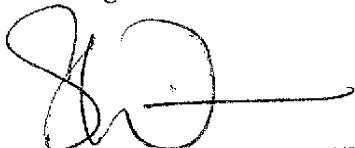
UNOFFICIAL COPY

GRANTOR(S) AFFIDAVIT

State of _____ }
County of _____ }

Steven Wiseman, named in the attached deed, being first duly sworn upon oath, each for himself or herself and not one for the other, deposes and says:

That he or she has read the attached deed and knows the contents thereof, and that every statement contained in the terms, warranties and covenants therein set forth is true of his or her own knowledge.



Steven Wiseman

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 20____ by **Steven Wiseman** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

Notary Public

UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

On 4-12-2021 before me, Teresa Scaletta, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Steven Wiseman
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grantor(s) Affidavit

Document Date: - Number of Pages: 1

Signer(s) Other Than Named Above: -

Capacity(ies) Claimed by Signer(s)

Signer's Name: Steven Wiseman Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian of Conservator Trustee Guardian of Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 12, 2021

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said _____
this _____ day of _____,
20____.

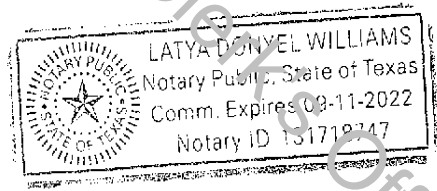
NOTARY PUBLIC see attached

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date April 23, 2021

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Notary
This 23 day of April,
2021.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Property Address: 7158 S Yates Blvd 3E, Chicago, IL 60649

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 12, 2021

[Signature]
Signature of Grantor or Agent

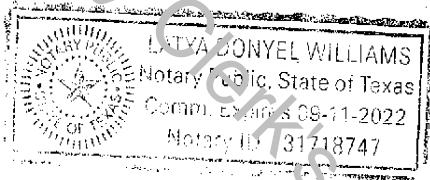
Subscribed and sworn to before
Me by the said _____
this _____ day of _____,
20____.

NOTARY PUBLIC _____

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 4-30, 2021

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Notary
This 30 day of April,
2021.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Property Address: 7158 S Yates Blvd 3E, Chicago, IL 60649

UNOFFICIAL COPY

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1–6 below)
- See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me
on this 12 day of April, 20 21,
by Steven Wiseman
(1) Steven Wiseman



(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statement by Grantor and Grantee

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

UNOFFICIAL COPY

Plat Act Affidavit

STATE OF CA)
) SS
COUNTY OF Los Angeles)

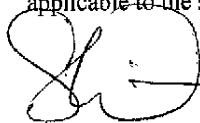
DOCUMENT NUMBER _____

I, (Name) STEVEN WISEMAN, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 7158 S Yates Blvd 3E, Chicago, IL 60649, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the _____ COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.



(Signature)

SUBSCRIBED and SWORN to before me this ____ day of _____, 20__.

NOTARY: see attached

(seal)

UNOFFICIAL COPY

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

Subscribed and sworn to (or affirmed) before me

County of Los Angeles

on this 12 day of April, 2021
by _____ Date Month Year

(1) Steven Wiseman

(and (2) _____),

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature _____

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Plat Act Affidavit

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____