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STATE OF ILLINOIS)
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) SS.
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COUNTY OF COOK)
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Doc# 2225925016 Fee \$88.00

RE: **Notice of Incorrect Recording**

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

Ronald Claude Bell, II
8119 Marshfield
Apartment 2
Chicago, Illinois, 60620
P.I.N. 20-31-223-006-0000

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/16/2022 12:35 PM PG: 1 OF 5

AFFIDAVIT

RONALD CLAUDE BELL, II, being first duly sworn on his oath, deposes and states that he resides at 6731 Pieris Avenue, Sugar Hill, Georgia, 30518, County of Gwinnett, State of Georgia, and that he has so resided in said County and State and that this Affidavit is made on his personal knowledge.

1. That Memorandum of Judgment recorded on the property located at **8119 Marshfield, Chicago, Illinois, 60620**, recorded with the Cook County Recorder of Deeds dated January 10, 1997, recorded April 18, 1997, and known as document number **97270734**, executed by Larry Skrobot, a.k.a. Lawrence J. Skrobot against Ronald Bell of **8119 Marshfield, Chicago, Illinois 60620** should be **WAIVED** and **DELETED** as any closing requirement during any title examination, title commitment issuance and/or final title policy being tendered, and should be considered invalid, due to said judgment fraudulently being filed, erroneously being filed, expiration of document, existing ambiguity of true owner(s) and/or releases filed affecting the judgments main property in question of **4510 West Jackson Boulevard, Chicago, Illinois 60624**, for the following reasons:
 - a. The warranty deed recorded with the Cook County Recorder of Deeds dated February 28, 1996, recorded March 28, 1996, and known as document number **96235892**, executed by Larry Skrobot, a.k.a. Lawrence J. Skrobot and Ronald Bell, located at **1241 N. Honore, Chicago, Illinois 60622**; conveying the property of **4510 West Jackson Boulevard, Chicago, Illinois 60624** from Larry Skrobot, a.k.a. Lawrence J. Skrobot to Ronald Bell of **1241 North Honore, Chicago, Illinois 60622** is not the signature or full legal name of Ronald Claude Bell, I or Ronald Claude Bell, II located at **8119 Marshfield, Chicago, Illinois, 60620**.

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The Ronald Bell of **1241 North Honore, Chicago, Illinois 60622** is **not** nor has ever been the same Ronald Claude Bell, I or Ronald Claude Bell, II of **8119 Marshfield, Chicago, Illinois, 60620**. Therefore, no judgment against Ronald Claude Bell, I or Ronald Claude Bell, II, regarding property located at **1241 N. Honore, Chicago, Illinois 60622** or **4510 West Jackson Boulevard, Chicago, Illinois 60624** would be a valid judgment against their property located at **8119 Marshfield, Chicago, Illinois, 60620**.

- b. The mortgage recorded with the Cook County Recorder of Deeds dated February 28, 1996, recorded March 28, 1996, and known as document number **96235893**, executed by Larry Skrobot, a.k.a. Lawrence J. Skrobot and Ronald Bell, located at **1241 N. Honore, Chicago, Illinois 60622**; securing a lien on the property of **4510 West Jackson Boulevard, Chicago, Illinois 60624** from Larry Skrobot, a.k.a. Lawrence J. Skrobot, as mortgagor to Ronald Bell, of **1241 North Honore, Chicago, Illinois 60622**, as mortgagee.

Ronald Bell of **1241 North Honore, Chicago, Illinois 60622** is **not** nor has ever been the same Ronald Claude Bell, I or Ronald Claude Bell, II of **8119 Marshfield, Chicago, Illinois, 60620**. Therefore, **no** claim on behalf of Larry Skrobot, a.k.a. Lawrence J. Skrobot, as mortgagor on the property located at **4510 West Jackson Boulevard, Chicago, Illinois 60624** against Ronald Bell, of **1241 North Honore, Chicago, Illinois 60622** would be a valid claim against Ronald Claude Bell, I, Ronald Claude Bell, II, or their property located at **8119 Marshfield, Chicago, Illinois, 60620**.

- c. The release for mortgage securing the mortgage lien known as document number **96235893**, as stated in item "**b**" above, was recorded with the Cook County Recorder of Deeds dated March 7, 1997, recorded May 21, 1999, and known as document number **99490536**, executed by Larry Skrobot, a.k.a. Lawrence J. Skrobot canceling, releasing and conveying unto Ronald Bell, located at **1241 N. Honore, Chicago, Illinois 60622** all the right, title, interest, and claim of the property known as **4510 West Jackson Boulevard, Chicago, Illinois 60624** secured under the security instrument from Larry Skrobot, a.k.a. Lawrence J. Skrobot, as mortgagor to Ronald Bell, as mortgagee of **1241 North Honore, Chicago, Illinois 60622**.

Ronald Bell, of **1241 North Honore, Chicago, Illinois 60622** is **not** nor has ever been the same Ronald Claude Bell, I or Ronald Claude Bell, II of **8119 Marshfield, Chicago, Illinois, 60620**. Therefore, Ronald Claude Bell, I nor Ronald Claude Bell, II have any claim and/or legal right to the property **4510 West Jackson Boulevard, Chicago, Illinois**

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60624 of Ronald Bell located at **1241 North Honore, Chicago, Illinois 60622**.

- d. The mortgage recorded with the Cook County Recorder of Deeds dated February 28, 1996, recorded March 28, 1996, and known as document number **96235894**, executed by Ashley Capitol Financial Corp. and Ronald Bell, located at **1241 N. Honore, Chicago, Illinois 60622**; securing a lien on the property of **4510 West Jackson Boulevard, Chicago, Illinois 60624** from Ashley Capitol Financial Corp. as mortgagor to Ronald Bell, of **1241 North Honore, Chicago, Illinois 60622**, as mortgagee.

Ronald Bell of **1241 North Honore, Chicago, Illinois 60622** is not nor has ever been the same Ronald Claude Bell, I or Ronald Claude Bell, II of **8119 Marshfield, Chicago, Illinois, 60620**. Therefore, no claim on behalf of Ashley Capitol Financial Corp or the property located at **4510 West Jackson Boulevard, Chicago, Illinois 60624** against Ronald Bell, of **1241 North Honore, Chicago, Illinois 60622** would be a valid claim against Ronald Claude Bell, I, Ronald Claude Bell, II, or their property located at **8119 Marshfield, Chicago, Illinois, 60620**.

- e. The release for mortgage securing the mortgage lien known as document number **96235894**, as stated in item "**d**" above, was recorded with the Cook County Recorder of Deeds dated March 7, 1996, recorded September 4, 1996, and known as document number **96675834**, executed by Ashley Capitol Financial Corp., canceling, releasing and conveying unto Ronald Bell, located at **1241 N. Honore, Chicago, Illinois 60622** all the right, title, inte est, and claim of the property known as **4510 West Jackson Boulevard, Chicago, Illinois 60624** secured under security instrument from Ashley Capitol Financial Corp., as mortgagor to Ronald Bell, as mortgagee of **1241 North Honore, Chicago, Illinois 60622**.

Ronald Bell, of **1241 North Honore, Chicago, Illinois 60622** is not nor has ever been the same Ronald Claude Bell, I or Ronald Claude Bell, II of **8119 Marshfield, Chicago, Illinois, 60620**. Therefore, Ronald Claude Bell, I nor Ronald Claude Bell, II have any claim and/or legal right to the property **4510 West Jackson Boulevard, Chicago, Illinois 60624** of Ronald Bell located at **1241 North Honore, Chicago, Illinois 60622**.

- f. In the matter of the United States America -vs- Lawrence J. Skrobot et. al., in The United States District Court, Northern District of Illinois Eastern Division, **Case No: 08 CR 107**, Larry Skrobot, a.k.a. Lawrence J. Skrobot was indicted by a grand jury for knowingly devised, attempted to devise and participated in a scheme to defraud and to obtain

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money and property owned by and under the custody and control of banks and lenders. See the aforementioned case file for more particulars.

Larry Skrobot, a.k.a. Lawrence J. Skrobot placed a judgment lien against the property of Ronald Claude Bell, I and/or Ronald Claude Bell, II, located at **8119 Marshfield, Chicago, Illinois, 60620**. without legal right, cause, or knowledge of the owner(s).

2. Affiant further states that Ronald Claude Bell, I and/or Ronald Claude Bell, II, located at **8119 Marshfield, Chicago, Illinois, 60620** have never conducted any type of business or had any type of personal contact with of Larry Skrobot, a.k.a. Lawrence J. Skrobot ever.
3. Affiant further states that Ronald Claude Bell, I and/or Ronald Claude Bell, II, located at **8119 Marshfield, Chicago, Illinois, 60620** did not become aware of the existence Larry Skrobot, a.k.a. Lawrence J. Skrobot or any judgment lien until a title search of their property had been conducted.
4. Further Affiant sayeth naught.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

Ronald C Bell 2/25/22
RONALD CLAUDE BELL, II

Subscribed and Sworn to before me this 25th date of February, 2022.

Sherril Bell
Notary Public



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Property Information:

Legal Description:

Lot 96 in Britigan's Westfield Subdivision in the northeast ¼ of Section 31, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 20-31-223-006-0000

Property Address: 8115 South Marshfield, Chicago, IL 60620

Property of Cook County Clerk's Office