

AOI Cover Sheet

Loan No.: 766155

Borrowers: JULIA WHEELER (Deceased)

File No.: 17-07559

Property Address: 29 W. 125TH PL, CHICAGO, IL 60628

Please return executed ILLINOIS affidavits with all attachments to:
Marinosci Law Group, P.C.
134 N. LaSalle St., Ste. 1900.
Chicago IL 60602

If there are questions, please contact: Claudia Liendo
cliendo@mlg-defaultlaw.com
(312)-940-8580

Please attach to this affidavit all business records used in completing this affidavit.

IMPORTANT NOTE:

PLEASE BE ADVISED THAT FIRM WILL NOT ADD ATTORNEY'S FEES AND COSTS TO THIS AOIAS
THEY ARE INCLUDED IN A SEPARATE ATTORNEYS' FEES/COSTS AFFIDAVIT.

EXCLUDED AMOUNT: \$5,434.56 Attorney Expenses *

STATE OF ILLINOIS
COUNTY OF COOK

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS,
- COUNTY DEPARTMENT - CHANCERY DIVISION -

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE
COMPANY

Plaintiff,

UNKNOWN HEIRS AND LEGATEES OF JULIA WHEELER, IF
ANY; SECRETARY OF HOUSING AND URBAN DEVELOPMENT;
CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR IN
INTEREST TO AMERICAN NATIONAL BANK AND TRUST
COMPANY OF CHICAGO, AS TRUSTEE, UNDER TRUST
AGREEMENT DATED AUGUST 23, 1982 AND KNOWN AS
TRUST NUMBER 55870, UNKNOWN TRUSTEE OF TRUST
AGREEMENT DATED AUGUST 23, 1982 AND KNOWN AS
TRUST NUMBER 55870; UNKNOWN BENEFICIARIES OF
TRUST AGREEMENT DATED AUGUST 23, 1982 AND KNOWN
AS TRUST NUMBER 55870, IF ANY; UNKNOWN OWNERS AND
NON-RECORD CLAIMANTS

Defendant(s).

Case No. 17 CH 08200

Cal No.: 62

Property Address:
29 W. 125TH PL
CHICAGO, IL 60628

AFFIDAVIT OF AMOUNTS DUE AND OWING

I, _____, hereby deposes and affirms under oath:

I am employed as a _____ for Nationstar Mortgage LLC d/b/a Champion Mortgage Company, Plaintiff, (hereafter "Champion Mortgage Company"). I have authority to make this affidavit because I am a person familiar with the business and its mode of operation. In the regular performance of my job functions at Champion Mortgage Company, I am familiar with the business records maintained by Champion Mortgage Company for the purpose of servicing mortgage loans, collecting payments and pursuing any delinquencies. Champion Mortgage Company's, Servicing Records typically include electronic data compilations and imaged documents pertaining to the loans it services.

To the extent that the business records of the loan in this matter were created by a prior servicer, the prior servicer's records for the loan were integrated and boarded into Champion Mortgage Company's, systems, such that the prior servicer's records concerning the Loan are now part of Champion Mortgage Company's, business records. Champion Mortgage Company, maintains quality control and verification procedures as part of the boarding process to ensure the accuracy of the boarded records. It is the regular business practice of Champion Mortgage Company,

to integrate the prior servicer's records into Champion Mortgage Company's, business records, and to rely upon the accuracy of those boarded records in providing its loan servicing functions. These prior servicer records are integrated and relied upon by Champion Mortgage Company, as part of Champion Mortgage Company's, business records.

Based on my training and personal knowledge of the processes by which they are created and maintained, Champion Mortgage Company's, Servicing Records were made at or near the time by, or from information provided by, persons with knowledge of the activity and transactions reflected in such records, and are kept in the ordinary course of business activity regularly conducted by Champion Mortgage Company. It is the regular practice of Champion Mortgage Company's, mortgage servicing business to make and update its Servicing Records. If called to testify at the trial of this matter, I could competently testify as to the facts contained in this affidavit.

Champion Mortgage Company acquired the servicing rights from the Defendant's loan on _____ from _____. At the time of this transfer, the Defendant's loan was _____.

The amount due is based on my review of the following records: _____. A true and accurate copy of these records, which I used when making this calculation is attached to this affidavit.

Champion Mortgage Company, uses CHIP software to automatically record and track mortgage payments. This type of tracking and accounting program is recognized as standard in the industry. When a mortgage payment is received, the following procedure is used to process and apply the payment, and to create the records I reviewed: Each entry in the records is made contemporaneously with the corresponding event by Champion Mortgage Company's, personnel with direct knowledge thereof, acting in the regular course of business and not in anticipation of litigation.

The record is made in the regular course of Champion Mortgage Company's business. In the case at bar, the entries reflecting the Defendant's payments were made in accordance with the procedure detailed above, and these entries were made at or near the time the payment was received.

CHIP software accurately records mortgage payments when properly operated. In the case at bar, CHIP software was properly operated to accurately record the Defendant's mortgage payments.

Based on the foregoing, JULIA WHEELER (Deceased) failed to pay amounts due under the Note, and the amount due and owing as of 03/31/2018, is:

● Principal	\$68,077.06
● Interest	\$16,559.61
● MIP	\$5,026.06
● Taxes	\$2,446.14
● Insurance	\$784.00

● Property Inspections	\$20.00
● Appraisals	\$315.00
GROSS AMOUNT DUE	\$93,227.87
Less/Plus balance in	
reserve account	\$0.00
NET AMOUNT DUE	\$93,227.87

plus reasonable attorney's fees and costs.

The Servicing Records pertaining to Defendant's, JULIA WHEELER (Deceased), account further reveal that there has been a default in the Defendant's Note and Mortgage, and that sufficient and certified moneys to cure the default have not been tendered, nor have there been any agreed extensions, modifications or agreements between the parties to delay this foreclosure action.

Under penalties as provided by law pursuant to §1-109 of the Code of Civil Procedure, I certify that the statements herein are true and correct.

Executed at _____, on _____.

Nationstar Mortgage LLC d/b/a Champion Mortgage
Company

Signature: _____

Name: _____

Title: _____

AFFIANT STATES NOTHING MORE

STATE OF _____)
) SS:
COUNTY OF _____)

Subscribed and Sworn to before me on _____.

NOTARY PUBLIC

Prepared By:
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