



# Understanding the NOTICE of RESCISSION

<p>RECORDING REQUESTED BY <b>Chicago Title Company</b> AND WHEN RECORDED MAIL TO</p> <p>Street Address: <b>Chicago Title Trustee Dept.</b> <b>560 E Hospitality Ln.</b> City, State, Zip: <b>San Bernardino, CA 92408</b></p> <p>Title Order No. <b>710197771</b> Trustee Sale No. <b>CA19876354-18</b> Assessor Parcel Number: <b>0218-123-02</b></p>	<p style="text-align: right;">1</p> <p>Electronically Recorded in Official Records, County of San Bernardino <span style="float: right;">2/20/2018 11:34 AM KE</span></p> <p style="text-align: center;">2</p> <p style="text-align: center;"> <b>BOB DUTTON</b> ASSESSOR - RECORDER - CLERK</p> <p style="text-align: center;">Doc# <b>2018-1225930</b></p> <p style="text-align: center;"></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Titles 1</td> <td style="width: 50%;">Pages 3</td> </tr> <tr> <td>Fees</td> <td style="text-align: right;">30.00</td> </tr> <tr> <td>Taxes</td> <td style="text-align: right;">.00</td> </tr> <tr> <td>CA SB2 Fee</td> <td style="text-align: right;">75.00</td> </tr> <tr> <td>Others</td> <td style="text-align: right;">.00</td> </tr> <tr> <td><b>Paid</b></td> <td style="text-align: right;"><b>105.00</b></td> </tr> </table>	Titles 1	Pages 3	Fees	30.00	Taxes	.00	CA SB2 Fee	75.00	Others	.00	<b>Paid</b>	<b>105.00</b>
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SPACE ABOVE THIS LINE FOR RECORDER'S USE

### NOTICE OF RESCISSION

of Declaration of Default and Demand for Sale and of  
Notice of Default and Election to Sell under Deed of Trust

NOTICE IS HEREBY GIVEN: Chicago Title is duly appointed Trustee under the following described Deed of Trust:

3 TRUSTOR: Michael Raines and Catherine Raines, Husband and Wife as Joint Tenants

BENEFICIARY: Chicago Mortgage, Inc.

Recorded on September 10, 2002 as Document No. 2002-254878 Book N/A Page N/A of Official Records in the office of the Recorder of San Bernardino County, California, describing the land therein: Lot 1 of Tract 12345, in the County of San Bernardino, State of California as per map recorded in Book 118 Page(s) 34 through 39 of Maps, in the office of the County Recorder of said County.

4 That the written Notice of Default and Election to Sell under Deed of Trust, under the terms of the Deed of Trust hereinabove referred to, Recorded on January 6, 2018 as Document No. 2018-0025930 Book N/A Page N/A of Official Records in the office of the Recorder of San Bernardino County, California, together with the Declaration of Default and Demand for Sale heretofore delivered to Chicago Title Trustee under said Deed of Trust, is hereby rescinded. It being understood, however, that this rescission shall not in any manner be construed as waiving or affecting any breach or default past, present or future, under said Deed of Trust, or as impairing any right or remedy thereunder, but is, and shall be deemed to be, only an election, without prejudice, not to cause a sale to be made pursuant to said Declaration and Notice, and shall in no way jeopardize or impair any right, remedy or privilege secured to the Beneficiary and/or the Trustee, under said Deed of Trust, nor modify nor alter in any respect any of the terms, covenants, conditions or obligations thereof, and said Deed of Trust and all obligations secured thereby are hereby reinstated and shall be and remain in force the same as if said Declaration and Notice had not been made and given. The beneficial interest under said Deed of Trust is owned by the undersigned. The foregoing rescission was delivered to Chicago Title, as Trustee under said Deed of Trust on:

5 Dated February 20, 2018

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.

7 STATE OF CALIFORNIA  
COUNTY OF San Bernardino

On February 20, 2018 before me,

8 Paula Fisher  
(here insert name and title of the officer)

Paula Fisher, notary public, personally appeared Karen Williamson

Chicago Title Company  
Karen Williamson 6  
Karen Williamson, Authorized Signatory

9

**PAULA FISHER**  
Commission # 2354711  
Notary Public - California  
San Bernardino County  
My Comm. Expires Mar 28, 2019

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 Paula Fisher (This area for official notarial seal)

Understanding the Notice of Rescission continued...

# Understanding the NOTICE of RESCISSION

When a default on the obligation secured by a deed of trust has occurred, the beneficiary (lender) will cause a "Notice of Default" to be recorded as evidence of the default. This signals the commencement of the nonjudicial foreclosure proceedings. Following the recording of said notice, the trustor (borrower) may cure the default by paying to the beneficiary all past due payments, together with costs, interest and fees, until five business days prior to the date of title trustee's sale. In the event all amounts are paid, the beneficiary and/or the trustee will execute and record a "Notice of Rescission", thereby canceling the effect of the "Notice of Default" and terminating the foreclosure proceedings.

- ❶ **Recording Information:** The date and time of recordation; the file, document or instrument number; and/or the book and page(s) of the official records are-- assigned and noted by the county recorder in order to establish the recording reference.
- ❷ **County Recorder's Stamps:** The large stamp reflects the recording reference of the document and indicates the name of the county and county recorder. The smaller stamp shows the recording fees.
- ❸ **Pertinent Information About the Deed of Trust:** In this space, information concerning the deed of trust formerly in default is shown. It includes the names of the original trustee, trustor(s), beneficiary(ies), recording reference, and the name of the county in which said deed of trust was, recorded.
- ❹ **Recording Reference of Notice of Default:** In this space, the recording reference of the previously recorded "Notice of Default" (which is being rescinded) and the county where it was recorded are shown.
- ❺ **Date of Execution:** Generally, this is the date on which the document is executed (signed), which is often the equivalent date of preparation or drawing. Execution may take place after preparation or drawing, but never before.
- ❻ **Signature of the Trustee:** On this line, the signature (execution) of the representative for the trustee is shown, and his/her name should be printed or typed beneath the signature.
- ❼ **Venue:** This identifies the state and county where the acknowledgment is taken.
- ❽ **Acknowledgment:** An acknowledgment is a formal declaration, made before an authorized official (usually a notary public), by the person who has executed (signed) a document that such execution is his/her own act and capacity(ies). This declaration is then reduced to writing and attested to by said authorized official. In most instances, a document must be acknowledged ("notarized") before it can be accepted for recordation.
- ❾ **Notary Seal or Stamp:** In this space, the official seal of the notary public or other authorized official must be affixed or stamped.



## CHICAGO TITLE

[www.ChicagoTitle.com](http://www.ChicagoTitle.com)

Call your local Chicago Title representative for more details.  
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**Note:** The information provided is deemed reliable but not guaranteed.  
Consult your legal professional for advice regarding your specific situation.