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999104354



Doc#: 0413248053
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/11/2004 01:14 PM Pg: 1 of 3

Return To:

Prepared By:
KIMBERLY SMITH
101 N. WOLF ROAD
HILLSIDE, IL 60162
(708) 449-0900

ASSIGNMENT OF MORTGAGE

For Value Received, the undersigned holder of a Mortgage (herein "Assignor") whose address is 101 N. WOLF ROAD, HILLSIDE, IL 60162 does hereby grant, sell, assign, transfer and convey unto FLAGSTAR BANK, FSB, FEDERAL SAVINGS BANK a corporation organized and existing under the laws of THE STATE OF ILLINOIS (herein "Assignee"), whose address is 5151 CORPORATE DRIVE, TROY, MI 48098 a certain Mortgage dated March 10, 2003, made and executed by WANDA P. JOHNSON, A SINGLE WOMAN

to and in favor of IDEAL HOME MORTGAGE, INC. upon the following described property situated in COOK County, State of Illinois: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Parcel ID#: _____
Property Address: 2404 S. 10TH AVENUE, BROADVIEW, IL 60155
such Mortgage having been given to secure payment of One Hundred Twenty Eight Thousand Two Hundred Fifty Dollars and no/100 (\$128,250.00)
(Include the Original Principal Amount)

which Mortgage is of record in Book, Volume, or Liber No. _____, at page _____ (or as No. _____) of the _____ Records of COOK County, State of Illinois, together with the note(s) and obligations therein described and the money due and to become due thereon with interest, and all rights accrued or to accrue under such Mortgage.

Illinois Assignment of Mortgage with Acknowledgment
11/97

VMP-995W(IL) (0109) MW 06/00 Amended 6/00

Page 1 of 2 Initials: _____

VMP MORTGAGE FORMS - (800)521-7291



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TO HAVE AND TO HOLD the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the above-described Mortgage.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage on March 10, 2003

IDEAL HOME MORTGAGE, INC.

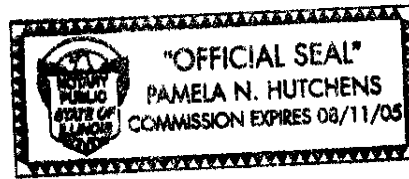
Witness

By: *Sharon L. Cooper*
President (Signature) (Assignor)

Witness

Attest

Seal:



State of Illinois
County of DUPAGE

This instrument was acknowledged before me on
by

March 10, 2003

as
IDEAL HOME MORTGAGE, INC.

of

Pamela N. Hutchens

Property of Cook County Clerk's Office

Borrower/Client		JOHNSON		Form No.	
Property Address		2404 S 101st		700 6015-4807	
City		BROADVIEW		Cook	
Lender		IDEAL HOME MORTGAGE		State IL	

LEGAL DESCRIPTION

PLAT# 01432437 lot 88 broadview sub of ne & sh ne ex r sec 22-89-12.
(EXTRACTED FROM PUBLIC RECORDS)

CONFORMANCE OF THE PROPERTY

SUBJECT PROPERTY IS A BRICK SPLIT-LEVEL HOME. THE SUBJECT WAS REPORTED TO BE IN GOOD CONDITION DUE TO THE SUBJECT METICULOUS UPKEEP AND UPDATES TO KITCHENS (NEW CABINETRY AND CERAMIC FLOORING AND WAINSCOT. SUBJECT ALSO HAS NEWLY REFINISHED HARDWOOD FLOORS THROUGHOUT ALL ROOMS ON THE FIRST AND SECOND FLOORS.

SALES COMPARISON COMMENTS

ALL COMPARABLES SALE HAVE A SIMILAR DESIGN. EACH OF THE COMPARABLES USED WERE LOCATED WITHIN THE SAME NEIGHBORHOOD AS THE SUBJECT. IT WAS NECESSARY TO UTILIZE TWO COMPARABLES OF DIFFERENT STYLE DUE TO THE LACK OF SPLIT-LEVEL STYLED HOMES IN THE SUBJECT'S MARKET AREA.

COMPARABLES #2 AND #3 REQUIRED ADJUSTMENTS FOR VARYING SQUARE FOOTAGE TOTALS.

FINAL RECONCILIATION

COMPARABLES #1 AND #2 WERE GIVEN THE GREATEST WEIGHT AND CONSIDERATION DURING THE SALES COMPARISON REVIEW PROCESS DUE TO THE FACT THAT THEIR CHARACTERISTICS MOST CLOSELY MATCHED THOSE OF THE SUBJECT AND REQUIRED THE FEWEST AMOUNT OF ADJUSTMENTS.