



Doc#: 0722715117 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/15/2007 01:26 PM Pg: 1 of 3

**TRANSFER OF NOTE AND LIEN**

**Date:** March 19, 2007

**Holder of Note and Lien:** Ready Mortgage Corp.

**Holder's Mailing Address (including county):**

401 W. President George Bush Freeway, Suite 109, Richardson, TX 75080  
Dallas County

**Transferee:** Cavalier Ventures Inc

**Transferee's Mailing Address (including county):**

205 Lost Canyon, Richardson, TX 75080  
Dallas County

**Note:** Date: February 5, 2007  
Original Amount: \$95,932.00  
Maker: Neighborhood Development Partners, Inc  
Payee: Ready Mortgage Corp.  
Date of Maturity: As per Note and all Extensions thereto

**Lien:**

Mortgage dated February 5, 2007, executed by Grantor Neighborhood Development Partners, Inc for the benefit of Ready Mortgage Corp., recorded in Inst # 0705157054 of the Real Property Records Cook County, Illinois and concerning the following real property.

**Property (including any improvements) Subject to Lien:**

**LOT 42 AND THE NORTH 1/2 OF THE LOT 41 IN BLOCK 9 IN WEST PULLMAN, A SUBDIVISION IN THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

S.S.  
P.  
h

# UNOFFICIAL COPY

Also known as: 11917 S. Lowe Avenue, Chicago, Illinois 60628-5909

**Prior Lien(s) on this property (including recording information): NONE**

**Holder warrants the following:**

1) The unpaid principal and interest of the Note as of this date is approximately \$95,932.00.

2) No default, dispute or failure is pending or threatened under the Note or the Lien securing payment of the Note as of this date. (In the event any such default, dispute or failure known to the Holder occurs after this date, the Holder will advise Transferee of such fact in writing immediately at Transferee's address shown above.)

3) The Maker of the Note, as of this date, does not have any defenses, set-offs or credits under the Note.

4) The Note is valid, enforceable and due and payable to the Holder as provided therein and the Note has not been modified in any respect, as of this date.

5) The Lien securing payment of the Note is valid, enforceable and encumbers the Property in the priority indicated and the Lien has not been released or modified in any respect, as of this date.

6) The Holder has received and owns the Note (and Liens securing payment thereof) free and clear of any liens, claims and rights thereon.

7) The Property has not been nor is presently under any condemnation orders.

8) The Holder has no knowledge that the Property has any evidence of or damage due to rust, rot, mold or other fungi, including, but not limited to stachybotrys mold (the so-called "Black Mold") and other molds that pose health risks to people and/or which would necessitate extensive eradication procedures prior to safe habitation.

9) The Holder realizes that Transferee will rely upon the foregoing information provided by the Holder in agreeing to this Transfer.

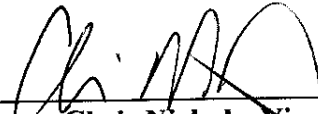
For value received, Holder of the Note and Lien transfers them to Transferee. This transfer is effective upon receipt of good and sufficient funds.

Holder of the above-described Note and Lien, and any and all amendments, modifications and extensions thereto, expressly waives and releases all present and future rights to establish or enforce that Lien and Note as security for payment of any future or other indebtedness.

When the context requires, singular nouns and pronouns include the plural.

# UNOFFICIAL COPY

Ready Mortgage Corp.

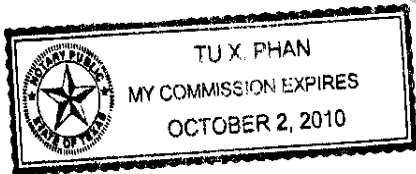
  
By: Chris Nichols, Vice President

STATE OF Texas §  
COUNTY OF Dallas §

On this 12 day of July 2007, before me the undersigned, a Notary Public in and for said State, personally appeared **Chris Nichols**, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument and acknowledged that (s)he executed the same in the capacity represented.

WITNESS my hand and official seal.

Tu X. Phan  
Notary Signature



Tu X. Phan  
Notary Name (typed or printed)  
My Commission expires: 10/2/2010

**AFTER RECORDING, RETURN TO:**  
Ready Mortgage Corp.  
401 West President George Bush Turnpike  
Suite 109  
Richardson, Texas 75080

PROPERTY OF COOK County Clerk's Office