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PREPARED BY AND  
WHEN RECORDED MAIL TO:

Doc#: 0934122017 Fee: \$78.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/07/2009 09:00 AM Pg: 1 of 7

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
Washington Mutual Bank  
C/O NTC 2100 Alt. 19 North  
Palm Harbor, FL 34683  
WMBCR L#: 62547995

SPACE ABOVE THIS LINE FOR RECORDER'S

## MEMORANDUM OF ASSUMPTION AGREEMENT

THIS MEMORANDUM OF ASSUMPTION AGREEMENT (the "Memorandum"), made as of August 24, 2009 by and between James C. Cheng, trustee of the James C Cheng Living Trust dated June 13, 2008 ("Assuming Party"), James C. Cheng, Carol Nelson-Cheng, and Wen Tien Cheng ("Original Borrower") and JPMorgan Chase Bank, N.A. ("Lender"), is made with reference to the following facts and circumstances:

1. Lender is the beneficiary under that certain Mortgage (the "Security Instrument") executed by Original Borrower and recorded on August 01, 2003, in the Recorder's Office of Cook County, Illinois as Instrument No. 0321318061 encumbering the real property described as provided in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), which Security Instrument secures a loan (the "Loan") evidenced by a promissory note dated July 23, 2003, in the original principal sum of \$320,000.00 JPMorgan Chase Bank, N.A., is the purchaser (and current owner) of the Loan from the Federal Deposit Insurance Corporation as receiver for Washington Mutual Bank.
2. Assuming Party has acquired title to the Property and, in connection therewith, has agreed to execute the Memorandum.
3. James C. Cheng, Carol Nelson-Cheng, and Wen Tien Cheng ("Original Borrower") transferred the property without Lender consent on June 19, 2008 to James C. Cheng, Trustee of the James C. Cheng Living Trust dated June 13, 2008 ("Assuming Party"). This unconsented transfer is evidenced by a grant deed that was recorded in Cook County, IL document number 0817154007.
4. The Assumption Agreement (the "Agreement") of even date herewith referenced in the Memorandum is being executed and delivered by and among the Lender, Original Borrower and Assuming Party. The Agreement evidences the assumption of the Loan by Assuming Party.

(Remainder of page intentionally left blank)

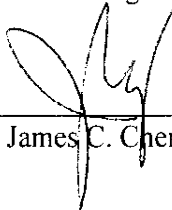
S-Y  
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5. Pursuant to the Agreement, Assuming Party is assuming the Loan and all obligations under the Security Instrument or any other documents executed in connection with the Loan in accordance with the terms thereof. By recordation of this Memorandum, the Lender, Original Borrower and Assuming Party hereby acknowledge that the Original Borrower and Assuming Party are bound by the terms and conditions of the Security Instrument, and that the terms of the Agreement shall be deemed incorporated into the Security Instrument itself and shall be part of the Security Instrument. Original Borrower has not been released from the obligations under the Loan and the documents related thereto.

**ASSUMING PARTY:**

James C. Cheng Living Trust dated June 13, 2008



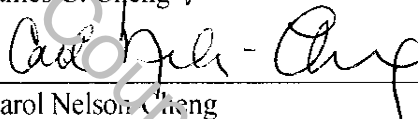
By: James C. Cheng, Trustee

**ORIGINAL BORROWER:**

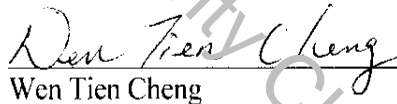
James C. Cheng



Carol Nelson Cheng



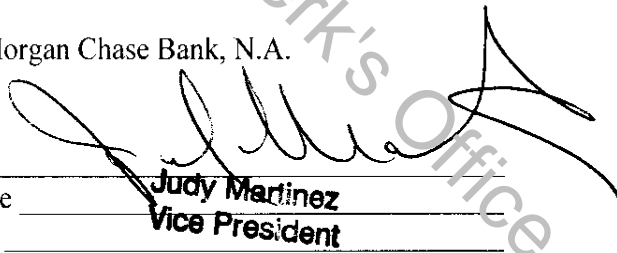
Wen Tien Cheng



**LENDER:**

JPMorgan Chase Bank, N.A.

By \_\_\_\_\_  
Name **Judy Martinez**  
Title **Vice President**



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## Illinois Acknowledgment Form

STATE OF IL )  
 ) ss.  
 COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James C Cheng personally known to me to be the, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16 day of Sept, 2009.

*[Signature]*  
 Notary Public

My Commission Expires:

11-18-2012



Illinois Acknowledgment Form

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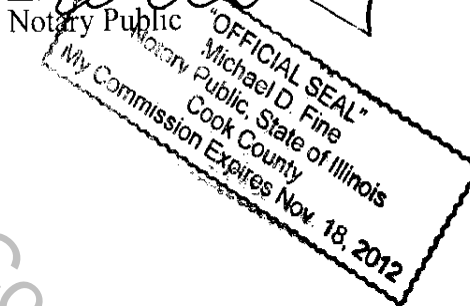
## Illinois Acknowledgment Form

STATE OF IL )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that Carol Nelson-Cheng personally known to me  
to be the, and personally known to me to be the same person whose name is subscribed to the  
foregoing instrument, as such, appeared before me this day in person and acknowledged that  
they signed and delivered the said instrument as their free and voluntary act and as the free  
and voluntary act of said entity, for the uses and purposes therein set forth.  
Given under my hand and notarial seal this 16 day of Sept, 2009.

My Commission Expires:

11-18-2012



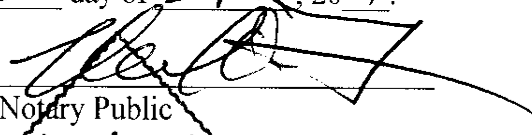
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## Illinois Acknowledgment Form

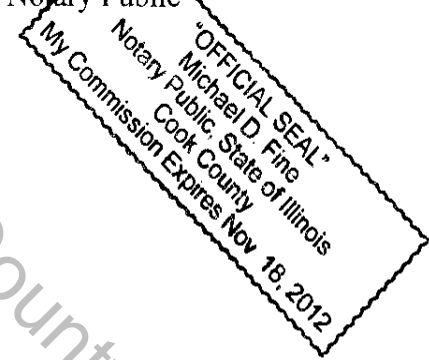
STATE OF IL )  
COUNTY OF Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wen Tien Chang personally known to me to be the, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16 day of Sept, 2009.

  
Notary Public

My Commission Expires:  
11-18-2012



Property of Cook County Clerk's Office

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STATE of Texas  
COUNTY of Dallas

Before me, Corie L. Derstine, a Notary Public in and for Dallas in the State of Texas, personally appeared Judy Martinez, VICE PRESIDENT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17th day of September, 2009.

*Corie L. Derstine*

Name: Corie L. Derstine  
Notary Expires: December 4, 2010



Property of Cook County Clerk's Office

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## EXHIBIT A

The north 10 2/3rds feet of Lot 44 and the south 16 feet of Lot 45 in Block 4 in Taylor's subdivision of Block 1 of Assessor's Division of the east half of the northwest quarter of Section 8, Township 39 North, Range 14 east of the Third Principal Meridian, in Cook County, Illinois.

PIN#: 17-08-104-016-0000