

# UNOFFICIAL COPY

This instrument prepared by:

&

Upon recordation, return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Doc#: 1025318035 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/10/2010 11:07 AM Pg: 1 of 4

Continuum Capital Funding, LLC  
7 Rienzi Lane  
Highwood, IL 60040

#613759 // 1

## ASSIGNMENT OF MORTGAGE/DEED TO SECURE DEBT/ BENEFICIAL INTEREST UNDER DEED OF TRUST

### WITNESSETH:

WHEREAS, Assignor is the mortgagee and owner of the right(s)/interest(s) under the MORTGAGE, ASSIGNMENT OF LEASE AND RENTS, AND SECURITY AGREEMENT dated the 14th day of June, 2010 (the "Mortgage"), and Assignor agrees assign its right(s)/interest(s) thereunder, to Assignee, pursuant to the terms and conditions set forth herein.

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor and Assignee agree as follows.

1. Defined Terms. As used in this Agreement:

a. Assignor: Ventura Capital LLC, with a mailing address of 101 W. Superior St., Unit 505, Chicago, IL 60610, and its successors and assigns;

b. Assignee: Continuum Capital Funding, LLC., with a mailing address of 7 Rienzi Lane Highwood, IL 60040 and its successors and assigns;

c. Borrower: Cesar P. Salgado and Yesica E. Morfin;

d. Loan Documents: The note, mortgage, mortgage payment agreement, and any and all other documents executed by the Borrower related to and/or securing the payment of the Loan, as set forth as Exhibit B to the Whole Loan Sale Agreement between Assignor and Assignee.

e. Loan: The loan made by Assignor to Borrower, in the principal amount of \$ Sixty Thousand Eight Two and 84/100 dollars (\$60,082.84), under and/or secured by the Loan Documents.

f. Property: 2017 South California, Chicago, IL 60608, legally described in Exhibit A attached hereto and made a part hereof.

2. Assignment. In consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor does hereby grant, bargain, sell, convey, assign, transfer, and set over unto Assignee all of Assignor's right, title and interest.

**STEWART TITLE COMPANY**  
**2055 W. Army Trail Road, Suite 110**  
**Addison, IL 60101**  
**630-889-4000**

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of any kind whatsoever, including, without limitation, that of mortgagee, beneficiary or lender (as the case may be) in and to the following described mortgage/deed of trust/deed to secure debt (as the case may be) together with the bond(s), note(s), personal guarant(ies), all other Loan Documents, and/or obligation(s) secured thereby, the moneys due and to grow due thereon with interest as specified therein, all rights accrued or to accrue under said mortgage(s), note(s) and in any and all other related security instruments and/or Loan Documents:

Dated: June 14, 2010  
Mortgagor/Trustor: Cesar P. Salgado and Yesica E. Morfin  
Trustee: N/A  
Mortgagee/Beneficiary: Maranatha Real Estate, LLC  
Original Loan Amount: \$60,082.84  
County and State of Recording: COOK, IL  
Recording Date: 7/15/10  
Instrument No.: 1019635189

Encumbering premises known as: 2017 South California, Chicago, IL 60608  
Tax Lot Designation (if applicable): 16-24-413-003-0000


**Being more particularly described on Exhibit "A" attached hereto if required.**


IN WITNESS WHEREOF, the undersigned by its duly elected officers and pursuant to proper authority of its board of directors has duly executed, sealed, acknowledged and delivered this Assignment.

DATE: 8.16.10

WITNESS AS TO SIGNATURES:

VENTURA CAPITAL LLC

  
Name:

BY:   
Name: Kevin Werner  
Title: Member

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## MULTI-STATE CORPORATE ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 ) SS.:  
 COUNTY OF COOK )

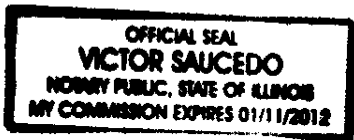
On August 16<sup>th</sup> 2010 before me, the undersigned notary public/officer, personally appeared Kevin Werner, personally known and acknowledged to me (or proved to me on the basis of satisfactory evidence) to be the Member of VENTURA CAPITAL LLC, and that as such officer, being duly authorized to do so pursuant to its bylaws or a resolution of its member(s), executed, subscribed and acknowledged the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself in his/her authorized capacities as such officer as his/her free and voluntary act and deed and the free and voluntarily act and deed of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Victor Saucedo  
 , Notary Public

My Commission Expires: 01/11/2012

NOTARY SEAL



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**Legal Description:**

Lot 17 in Block 5 in Mc Mahan's Subdivision of the West 1/2 of the West 1/2 of the Southeast 1/4 of Section 24, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index Number: 16-24-413-003 (Volume number 572)

Address: 2017 South California Avenue, Chicago, IL. 60608

Property of Cook County Clerk's Office



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