

ASSIGNMENT OF MORTGAGE

MIN: 1000576-1000033655-8

MERS Phone: 1-888-679-6377

FOR VALUE RECEIVED, **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Security Atlantic Mortgage Co., Inc.**, its successors and assigns, hereby assign and transfer to **Real Estate Mortgage Network Inc.**, its successors and assigns, all its right, title, and interest in and to a certain Mortgage executed by Cezary Lomaszewicz, dated September 16, 2009, and recorded on September 29, 2009, as Document No. 0927212087, in the Office of the Recorder of Cook, State of Illinois.

LEGAL DESCRIPTION:

Unit 202 in the Parker Place at Kostner Condominium Association, as delineated on a Plat of Subdivision described as follows: Lot 16 and 17 in the J.E. White's Resubdivision of Lots 24 to 34 in Block 1 in S.S. Hayes Kelvyn Grove Addition to Chicago, a Subdivision of the Southwest ¼ of Section 27, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit A to the Declaration of Condominium recorded as Document Number 0715622000.

Permanent Index Number: 13-27-303-041-1004

Common Address: 4400 W. Parker Ave., Unit 202, Chicago, IL 60639

Signed the 11th day of July, 2011.

Assignment of Mortgage for Lomaszewicz, Cezary

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IN WITNESS WHEREOF, **Mortgage Electronic Registration Systems, Inc.**, has caused these presents to be signed by its Assistant Secretary and Vice President.

Mortgage Electronic Registration Systems, Inc.,

By: *Lisa Hildreth*

Assistant Secretary & Vice President
Lisa Hildreth

Attest: *Michael Blair*
Assistant Secretary & Vice President
Michael Blair

STATE OF New Jersey

COUNTY OF Mercer

SS

The foregoing instrument was acknowledged before me this 11th day of July, 2011, by Michael Blair as Assistant Secretary & Vice President for Mortgage Electronic Registration Systems, Inc., and attested by Lisa Hildreth, as Assistant Secretary & Vice President for Mortgage Electronic Registration Systems, Inc., on behalf of the corporation.

Harry Morris
Notary Public

Personally Known or Produced Identification

Type of Identification Produced: _____

THIS INSTRUMENT WAS PREPARED BY & RETURN TO: Richard L. Heavner of Heavner, Scott, Beyers, and Mihlar, LLC P.O. Box 740, Decatur, Illinois 62525

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Assignment of Mortgage for Lomaszewicz, Cezary

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Property of Cook County Clerk's Office

JRC June 29, 2011
Cenlar v Lomaszewicz, Cezary
FCL: 0026324848

Assignment of Mortgage for Lomaszewicz, Cezary

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CHICAGO TITLE INSURANCE COMPANY ILLINOIS MORTGAGE FORECLOSURE COMMITMENT FOR TITLE INSURANCE SCHEDULE A

File No.: CT F1184

Effective Date: April 19, 2011

At: 8:00 A.M.

1. Policy/Policies to be issued: Policy Amount: \$270,019.00
Owner's Policy: ALTA (6-17-2006)
2. Fee Simple interest in the land described in this Commitment is at the effective date hereof vested in:
Cezary Lomaszewicz, a single man
3. The land referred to in this Commitment is described as follows:
Unit 202 in the Parker Place at Kostner Condominium Association, as delineated on a Plat of Subdivision described as follows:

Lot 16 and 17 in the J.E. White's Resubdivision of Lots 24 to 34 in Block 1 in S.S. Hayes-Kelvyn Grove Addition to Chicago, a Subdivision of the Southwest ¼ of Section 27, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit A to the Declaration of Condominium recorded as Document Number 0715622000.

Permanent Index Number: 13-27-303-041-1004

Note: For informational purposes only, the land is commonly known as:
4400 W. Parker Ave., Unit 202, Chicago, IL 60639

END OF SCHEDULE A

This Commitment valid only if Schedule B is attached.

Issued By:
HEAVNER, SCOTT, BEYERS & MIHLAR, LLC
dba Central Illinois Title Company
145 South Water St.
P.O. Box 745
Decatur, IL 62525
Ph: 217-422-1719

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REQUIREMENTS SCHEDULE B

SCHEDULE B OF THE OWNER'S POLICY TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

- (1) DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- (2) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- (3) ANY ENCRACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- (4) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- (5) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (6) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
- (7) NOTE REGARDING MUNICIPAL LIEN(S): IF MUNICIPAL LIENS WHICH ARE SUBJECT TO FORECLOSURE ARE ON THE PROPERTY, OUR POLICY WHEN ISSUED WILL NOT INSURE AGAINST LOSS OR DAMAGE (OTHER THAN LOSS OR DAMAGE RESULTING FROM JUDICIAL FORECLOSURE OF THE LIENS), THAT THE INSURED WOULD SUSTAIN BY REASON OF THE FACT THAT ALL CHARGES FOR MUNICIPAL SERVICES SO LIENED ARE NOT PAID TO THE DATE OF POLICY. SUCH LOSS OR DAMAGE INCLUDES, BUT IS NOT LIMITED TO, THE INABILITY TO OBTAIN WATER AND SEWER SERVICE AND MUNICIPAL TRANSFER TAX STAMPS.
- (8) NOTE REGARDING AGRICULTURAL PROPERTY: IF THE LAND DESCRIBED HEREIN IS AGRICULTURAL PROPERTY OUR POLICY WILL BE SUBJECT TO THE PROVISIONS OF, AND RIGHTS CREATED UNDER, THE AGRICULTURAL CREDIT ACT OF 1987.
- (9) THE LIEN OF TAXES FOR THE YEAR 2010 AND THEREAFTER.

PERMANENT INDEX NUMBER: 13-27-303-041-1004

FIRST INSTALLMENT 2010 TAXES \$298.46 HAS BEEN PAID.

SECOND INSTALLMENT 2010 TAXES IS NOT YET DUE OR PAYABLE.

2011 GENERAL REAL ESTATE TAXES ARE NOT YET DUE AND PAYABLE.

- (10) Mortgage dated September 16, 2009, and recorded September 29, 2009, as Document No. 0927212087, made by Cezary Lomaszewicz, single man, to MERS Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Security Atlantic Mortgage Co., Inc., to secure an indebtedness in the principal amount of \$270,019.00 with interest as therein specified and subject to covenants, agreements and conditions as therein contained.

NOTE: No assignment from MERS Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Security Atlantic Mortgage Co., Inc., to Real Estate

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Mortgage Network Inc., was found to be recorded. An assignment may need to be prepared and recorded.

- (11) Notice of Federal Tax Lien claimed by the United States of America-Department of the Treasury-Internal Revenue Service against Cezary Lomaszewicz, in the sum of \$75,245.63, which notice was recorded March 24, 2010, as Document No. 1008326101.
- (12) Special and/or annual assessments in favor of Parker Place at Kostner Condominium Association, if any.
- (13) Terms, provisions, covenants, conditions and options in rights and easements established by the Declaration of Condominium Ownership recorded June 5, 2007, as Document No. 0715622000, and as amended from time to time.
- (14) Limitations and conditions imposed by the Illinois Condominium Property Act.
- (15) Subject to Building Setback Lines, Easements, Covenants and/or Restrictions of Record, if any.
- (16) NOTE: THE LAND LIES WITHIN A COUNTY THAT IS SUBJECT TO THE PREDATORY LENDING DATABASE ACT, 765 ILCS 77/70 ET SEQ. AS AMENDED. FOR ANY NOTICE OF FORECLOSURE FOR A RESIDENTIAL MORTGAGE FORECLOSURE ON A COOK/KANE/WILL/PEORIA COUNTY PROPERTY, A CERTIFICATE OF SERVICE MUST BE SIMULTANEOUSLY RECORDED THAT AFFIRMS THAT A COPY OF THE NOTICE OF FORECLOSURE WAS FILED WITH THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION. SEE 765 ILCS 77/70(g). THE CERTIFICATE OF SERVICE SHOULD CERTIFY THAT NOTICE WAS SERVED ON THE DEPARTMENT AT THE FOLLOWING ADDRESS:**

**Illinois Department of Financial and Professional Regulation
Division of Banking
122 S. Michigan Ave., Suite 1948
Chicago, IL 60603
Attn: Stanley Wojciechowski**

- (14) Our policy when issued will be subject to any right or potential right of a creditor, trustee or debtor in possession in bankruptcy to avoid a transfer of title by sheriff's deed or otherwise pursuant to Title 11 U.S.C. (Bankruptcy) or any creditors' rights law or state insolvency law.

END OF SCHEDULE B

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In order that we may insure title after completion of any proceeding brought to foreclose the lien recorded as Document No. ~~1119508010~~ 20250120875, we note the following:

- (a) Our policy when issued, will be made subject to direct attack upon the judgments and orders entered in the case;
- (b) Upon filing of the complaint, a proper Notice of Foreclosure pursuant to section 15-1503 of the Illinois Mortgage Foreclosure Law should be recorded in the office of the Recorder of Deeds of Cook County, Illinois;
- (c) The following necessary or permissible parties should be joined in the contemplated proceeding in order that we may insure that their interests will be affected:
 - (1) All persons acquiring rights in the land subsequent to the date of this commitment and prior to the time a proper Notice of Foreclosure has been recorded;
 - (2) All persons, other than those named herein, known by plaintiff or plaintiff's attorney to have or claiming to have an interest in the land;
 - (3) All persons in possession of the land or whose rights or interests would be disclosed by an inspection of the land;
 - (4) Unknown owners and non-recorded claimants.
 - (5) Cezary Lomaszewicz
 - (6) United States of America Department of the Treasury Internal Revenue Service
 - (7) Parker Place at Kostner Condominium Association, possible unpaid assessments
 - (8) Real Estate Mortgage Network Inc., as party Plaintiff

NOTE: If the United States of America is shown herein as a necessary or permissible party, your attention is directed to the provisions in Section 2410 of the United States Judicial Code (28 U.S.C. §2410) requiring that any action to foreclose a mortgage naming the United States as a party under this Section "must seek a judicial sale". In the event such a sale is not sought in the contemplated proceeding, such proceeding will NOT affect the rights of the United States and the United States should not be made a party thereto. In addition, we note the consequences of liens, if any, in favor of the United States which appear of record after the date of this commitment.

NOTE: If it is known that any necessary party listed herein is deceased, the mortgagee should take appropriate steps to have a personal representative appointed either under the Probate Act or under Section 13-209 of the Code of Civil Procedure. The personal representative should be made a party to the foreclosure proceeding by name. In addition, persons who would be the heirs or legatees of a deceased mortgagor should be made parties to the foreclosure proceeding by name, if known, or otherwise as Unknown Owners .

NOTE: If it is either not known or cannot be determined that any permissible party listed herein is deceased, then that permissible party should be made a party to the foreclosure proceeding by name. In addition, persons who would be the heirs or legatees of a deceased permissible party should be made

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parties to the foreclosure proceeding by name, if known, or otherwise as Unknown Owners .

NOTE: Regarding all Unknown Owners, we direct your attention to Section 2-413 of the Code of Civil Procedure.

NOTE: In the event that there are any persons who are necessary or permissible parties to the contemplated proceeding, but the names of such persons are unknown and unascertainable, then and in that event only, such persons should be made parties under the description of "unknown owners", unless the contrary herein is indicated.

NOTE: If "unknown owners" or "unknown heirs or legatees" are to be made defendants, any contemplated proceeding should be filed in STATE COURT before the Company will insure that their interests will be affected. Additionally, the question of the Company's willingness to rely on the designation of "unknown owners" to insure over the interest of an unrecorded mechanic's lien claimant, if any, should be submitted to an underwriter.

NOTE: Attention is directed to the provisions of Section 15-1502(c) of the Illinois Mortgage Foreclosure Law, pursuant to which the rights of non-record claimants may be terminated by compliance with the affidavit and notice provisions set forth in said Section. However, unless persons whose interests appear of record or whose identities are known or should be known to the plaintiff or plaintiff's attorney are made parties to the contemplated proceeding, the Company will not insure that any such proceeding will affect their interests.

NOTE: Attention is directed to the provisions of the Servicemembers Civil Relief Act, 108 P.L. 189, 117 Stat. 2835, effective December 19, 2003, relating to the rights of persons in the Military Service of the United States.

NOTE: Attention is directed to the "grace period" provisions of 735 ILCS 5/15-1502.5, effective April 6, 2009.

NOTE: If the land lies within a county subject to the predatory lending database act, 765 ILCS 77/70 et seq. as amended. For any Notice of Foreclosure for a residential mortgage foreclosure on Cook, Kane, Will or Peoria County property, a Certificate of Service must be simultaneously recorded that affirms that a copy of the notice of foreclosure was filed with the Illinois Department of Financial and Professional Regulation. See 765 ILCS 77/70(g). The Certificate of Service should certify that notice was served on the Department at the following address:

Illinois Department of Financial
and Professional Regulation
Division of Banking
122 S. Michigan Ave., Suite 1948
Chicago, IL 60603
Attn: Stanley Wojciechowski

(d) Defects or additional information, if any:

NOTE: The contemplated proceeding may affect the rights of only those parties named herein in