

# UNOFFICIAL COPY



Recording Requested By:  
WELLS FARGO BANK, N.A.

Doc#: 1119619029 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/15/2011 09:36 AM Pg: 1 of 3

When Recorded Return To:

DEFAULT ASSIGNMENT  
WELLS FARGO BANK, N.A.  
MAC: X9999-018  
PO BOX 1629  
MINNEAPOLIS, MN 55440-9790

Property of Cook County Clerk's Office

## CORPORATE ASSIGNMENT OF MORTGAGE

Cook, Illinois  
SELLER'S SERVICING #: 8002596594 "CRUZ"  
MERS #: 100015902084098415 SIS #: 1-938-679-6377

Date of Assignment: July 6th, 2011  
Assignor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR CTX MORTGAGE COMPANY at P.O. BOX 2026, FLINT, MI 48501-2026  
Assignee: AURORA BANK, FSB F/K/A LEHMAN BROTHERS BANK, FSB at 1271 SIXTH AVENUE, 46TH FLOOR, NEW YORK, NY 10020

Executed By: RUBEN N. CRUZ AND LORRI A. CRUZ HUSBAND AND WIFE To: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR CTX MORTGAGE COMPANY  
Date of Mortgage: 04/25/2001 Recorded: 05/09/2001 in Book/Reg/Liber: 2061 Page/Folio: 0087 as Instrument No.: 0010386870 In the County of Cook, State of Illinois.

Assessor's/Tax ID No. 26-31-115-020

Property Address: 13210 SOUTH CARONDOLET AVENUE, CHICAGO, IL 60633

Legal: LOT 5 IN COX'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of TEN and NO/100ths DOLLARS and other good and valuable consideration, paid to the above named Assignor, the receipt and sufficiency of which is hereby acknowledged, the said Assignor hereby assigns unto the above-named Assignee, the said Mortgage having an original principal sum of \$100,637.00 with interest, secured thereby, with all moneys now owing or that may hereafter become due or owing in respect thereof, and the full benefit of all the powers and of all the covenants and provisos therein contained, and the said Assignor hereby grants and conveys unto the said Assignee, the Assignor's beneficial interest under the Mortgage.

TO HAVE AND TO HOLD the said Mortgage, and the said property unto the said Assignee forever, subject to the terms contained in said Mortgage.

\*CMP\*CMPWFEM\*07/06/2011 03:09:20 PM\* WFEM01WFEMA00000000000000093921\* ILCOOK\* 8002596594 ILSTATE\_MORT\_ASSIGN\_ASSN \*\*CMPWFEM\*

S 14  
P 13  
S 14  
M 14  
SC 14  
E 14  
INT 14

# UNOFFICIAL COPY

CORPORATE ASSIGNMENT OF MORTGAGE Page 2 of 2

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR CTX MORTGAGE COMPANY

On 7/7/11

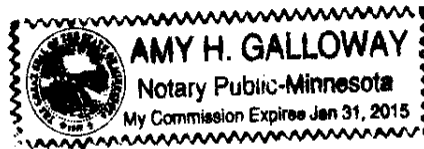
By: *Kathleen Everson*  
**Kathleen Everson**, Assistant Secretary

STATE OF Minnesota  
COUNTY OF Dakota

On 7-7-11, before me, *Amy H Galloway* a Notary Public in and for Dakota in the State of Minnesota, personally appeared **Kathleen Everson**, Assistant Secretary, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*Amy H Galloway*  
Notary Expires: 1/31/15



(This area for notarial seal)

Prepared By: Chad Pedersen, WELLS FARGO BANK, N.A. 1000 BLUE GENTIAN RD., EAGAN, MN 55121 (651)605-3792

**UNOFFICIAL COPY**

208409841

of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in  
 COOK County, Illinois:

LOT 5 IN COX'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2  
 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH,  
 RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

Parcel ID #: 26-31-115-020

which has the address of 13210 SOUTH CARONDOLET AVENUE [Street]  
 CHICAGO [City], Illinois 60633 [Zip Code] ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument; but, if necessary to comply with law or custom, MERS, (as nominee for Lender and Lender's successors and assigns), has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing or canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Borrower and Lender covenant and agree as follows:

**UNIFORM COVENANTS.**

1. **Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. **Monthly Payment of Taxes, Insurance and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. Section 2601 *et seq.* and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.

Initials: MM