

UNOFFICIAL COPY

Prepared By:
Crowley & Lamb, P.C.
350 North LaSalle Street, Suite 900
Chicago, Illinois 60654

Mail to:
Allan Kirchner
2911 N. Cicero
Chicago, IL 60641



Doc#: 1305916052 Fee: \$48.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/28/2013 02:38 PM Pg: 1 of 6

Property of Cook County Clerk's Office

ASSIGNMENT OF MORTGAGE AND ASSIGNMENT OF LEASES AND RENTS

FOR VALUE RECEIVED, PNC Bank National Association, successor to National City Bank, as successor in interest to Mid America Bank, FSB, with an address at One PNC Plaza, Pittsburgh, PA 15219 ("Assignor"), by these presents does sell, assign, transfer and set over unto ROSESTONE INVESTMENTS, LLC., a Nevada limited liability company, with an address at 2911 N. Cicero, Chicago, IL 60641 (together with its successors and assigns, "Assignee"), a certain Mortgage dated September 22, 2003 executed by Juana Castrejon ("Borrower") in favor of Assignor and which Mortgage is recorded with the Recorder of Deeds of Cook County, Illinois on October 29, 2003, as Document No. 0330220095 ("Mortgage") and an Assignment of Leases and Rents, dated September 22, 2003 executed by Borrower in favor of Assignor and which Assignment of Leases and Rents is recorded with the Recorder of Deeds of Cook County, Illinois on October 29, 2003, as Document No. 0330220096, against the real estate legally described as set forth on Exhibit "A" attached hereto and commonly known as 1117-1119 Christiana Avenue, Chicago, Illinois 60651 and made a part hereof ("Property").

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns, forever, subject to the provisions in the said Mortgage and Assignment and to the following items and conditions:

1. Assignee acknowledges it has made a complete inspection of the Property and that no warranties have been made by Assignor as to the condition of the Property, title, ownership of personal property situated therein, or the validity and priority of the interest hereby assigned and said Assignee agrees to accept Assignor's interest in the Mortgage and the Property in an "as is" condition. Further, this Assignment is made by Assignor to Assignee without recourse, representation or warranty.
2. That the conveyance of the Mortgage will be made subject to all liens and encumbrances including, but not limited to, unpaid taxes, existing leases, if any, all installments of special assessments not due at date hereof; all restrictions of record, zoning and building laws or ordinances, party wall rights or agreements, easements roads and highways, pending lawsuits and recorded or unrecorded liens and contract interests.

The terms and conditions contained in this offer shall not be extinguished by the execution of subsequent deeds or assignments nor be merged into subsequent deeds of conveyance or assignments.

[signature page attached]

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IN WITNESS WHEREOF, PNC Bank, National Association has caused this Assignment of Mortgage to be executed in its name and by the duly authorized and empowered officers thereof, effective this 3rd day of August, 2012.

ASSIGNOR:

PNC Bank, National Association

By: *Gene Howard*

Its: *ANNE E Romano*

Title: *Vice President*

IN TESTIMONY of the Acceptance to the above terms and conditions of this Assignment of Mortgage, the undersigned has executed this instrument effective this 3rd day of August, 2012.

ASSIGNEE:

**ROSESTONE INVESTMENTS, LLC., a Nevada
limited liability company**

By: _____

Its: _____

Title: _____

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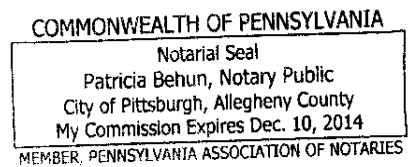
STATE OF Pennsylvania)
) SS:
COUNTY OF Allegheny)

I, Patricia Behun, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Anne Romona a Vice President of PNC Bank personally know to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary acts, and as the free and voluntary act of said PNC Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3 day of August, 2012.

Patricia Behun
Notary Public

My Commission Expires: 12-10-14



STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, _____, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Allan Kirchner, the sole managing member of Rosenstone Investments, LLC, personally know to me to be the same person whose name is subscribed to the foregoing, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary and as the free and voluntary act of Rosenstone Investments, LLC, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of August, 2012

Notary Public

My Commission Expires: _____

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IN WITNESS WHEREOF, PNC Bank, National Association has caused this Assignment of Mortgage to be executed in its name and by the duly authorized and empowered officers thereof, effective this 3rd day of August, 2012.

ASSIGNOR:

PNC Bank, National Association

By: _____

Its: _____

Title: _____

IN TESTIMONY of the Acceptance to the above terms and conditions of this Assignment of Mortgage, the undersigned has executed this instrument effective this 3rd day of August, 2012.

ASSIGNEE:

**ROSESTONE INVESTMENTS, LLC., a Nevada
limited liability company**

By: _____

Its: _____

Title: _____

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EXHIBIT A

LOTS 16 AND 17 IN S.E. GROSS FOURTH HUMBOLDT PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOT 7 IN SUPERIOR COURT PARTITION OF THE EAST ½ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 16 02 409-019-0000

Commonly known as 1117-1119 Christiana Avenue, Chicago, Illinois 60651

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