



Doc#: 1305916053 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/28/2013 02:39 PM Pg: 1 of 4

This instrument drafted by:

Christopher S. Fowler
Crowley & Lamb, P.C.
221 N. LaSalle Street, Suite 1550
Chicago, IL 60601

After Recording Return to:

Laura L. Llamedo

(Recorder's Stamp)

ASSIGNMENT OF REAL ESTATE MORTGAGE

For value received, **ROSESTONE INVESTMENTS, LLC**, ("Rosestone") (successor by assignment from PNC Bank, NA, does hereby assign to **Laura L. Llamedo**, whose address is 2452 W. Belmont Chicago IL 60618, all of Rosestone's right, title and interest in and to (i) that certain Mortgage dated September 23, 2003 executed by Borrower in favor of Assignor in the Office of Recorder of Cook County, Illinois on October 29, 2003 as Document No.: 0330220095 with respect to the premises more particularly described on Exhibit A attached hereto and made a part hereof.

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]

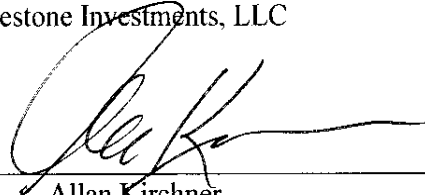
UNOFFICIAL COPY

IN WITNESS WHEREOF, Rosestone Investments, LLC has caused this Assignment of Mortgage to be executed in its name and by the duly authorized and empowered officers thereof, effective this 22nd day of February, 2013.

ASSIGNOR:

Rosestone Investments, LLC

By:



Allan Kirchner

Title:

Managing Member

IN TESTIMONY of the Acceptance to the above terms and conditions of this Assignment of Mortgage, the undersigned has executed this instrument effective this 22nd day of February, 2013.

ASSIGNEE:

Laura L. Llamedo

By:

Laura L. Llamedo by Mr
Laura L. Llamedo

attorney in fact (seal is attached)

Property of Cook County Clerk's Office

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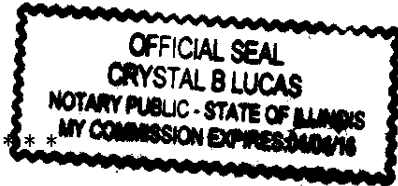
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Crystal B Lucas, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Allan Kirchner, a member of Rosestone Investments, LLC 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 signed and delivered the said instrument as his own free and voluntary acts, and as the free and voluntary act of said Rosestone Investments, LLC, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal 22nd day of February, 2013.

Crystal B Lucas
Notary Public

My Commission Expires: 4-4-16



STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

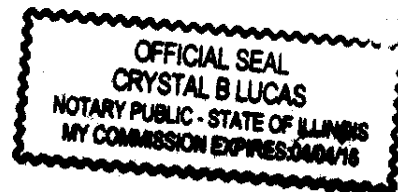
** Laura Llamedo by her attorney in fact,
BEATRIZ BETANCOURT*

I, Crystal B Lucas, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Laura L. Llamedo, 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 she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal 22nd day of February, 2013.

Crystal B Lucas
Notary Public

My Commission Expires: 4-4-16



UNOFFICIAL COPY

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 117-1119 Christiana Avenue, Chicago, Illinois 60651

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