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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/13/2014 12:36 PM Pg: 1 of 3

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DOCUMENT: Notice of Assignment, sale or transfer of Servicing rights

PROPERTY ADDRESS: 2511 N. MCVICKER CHICAGO, ILLINOIS 60639

P.I.N: 13-29-318-017-0000

LOAN NUMBER: 121519547

Prepared by:

Guillermo F. Martinez & Associates
Attorneys at law
2457 N. Milwaukee Avenue
Chicago, Illinois 60647

UNOFFICIAL COPY**NOTICE OF ASSIGNMENT, SALE OR TRANSFER
OF SERVICING RIGHTS**

MARTINEZ
 Loan #: 121519547
 MIN: 100062701215195476

In accordance with Section 6 of Real Estate Settlement Procedures Act (RESPA)(12 U.S.C. 2605) you are hereby notified that the servicing of your mortgage loan, that is, the right to collect payments from you, has been assigned, sold or transferred from AMERICAN BANC FINANCIAL, INC, 2059 WESTERN AVENUE, CHICAGO, IL 60647, _____ (Transferor) to GMAC MORTGAGE CORPORATION, P.O. BOX 4025, CORAOPOLIS, PA 15108-6942, _____ (Transferee). The effective date of this transfer is MAY 1, 2006.

The assignment, sale or transfer of the servicing of the mortgage loan does not affect any term or condition of the security instruments, other than terms directly related to the servicing of your loan.

TRANSFEROR SERVICER - The name of an individual employed by AMERICAN BANC FINANCIAL, INC or a department where you may direct inquiries related to the transfer of the servicing rights of your mortgage is Closing Department and the toll-free or collect call telephone number is _____.

TRANSFeree SERVICER - the name of an individual employed by GMAC MORTGAGE CORPORATION or a department where you may direct inquiries related to the transfer of the servicing rights of your mortgage loan is Customer Service Department and the toll-free or collect call telephone number is (800) 756-4622.

The date on which AMERICAN BANC FINANCIAL, INC, the transferor servicer, will stop accepting payments on your mortgage loan is MAY 1, 2006 and the date that GMAC MORTGAGE CORPORATION, the transferee, will begin accepting your payments is MAY 1, 2006. Send all payments on or after that date to your new servicer.

The transfer of servicing rights may affect the terms of or the continued availability of mortgage life or disability insurance or any other type of option insurance in the following manner:

You should take the following action to maintain coverage:

You should also be aware of the following information, which is set out in more detail in Section 6 of the Real Estate Settlement Procedures Act (RESPA) (12 U.S.C. 2605):

During the 60-day period following the effective date of the transfer of the loan servicing, a loan payment received by your old servicer before its due date may not be treated by the new loan servicer as late, and a late fee may not be imposed on you.

Section 6 of RESPA (12 U.S.C. 2605) gives you certain consumer rights. If you send a "qualified written request" to your loan servicer concerning the servicing of your loan, your servicer must provide you with a written acknowledgment within 20 Business Days of receipt of your request. A "qualified written request" is a written correspondence, other than notice on a payment coupon or other payment medium supplied by the servicer, which includes your name and account number, and your reasons for the request. If you want to send a "qualified written request" regarding the servicing of your loan, it must be sent to this address:

GMAC MORTGAGE CORPORATION
 P.O. BOX 780
 WATERLOO, IA 50704-4622

Not later than 60 Business Days after receiving your request, your servicer must make any appropriate corrections to your account, and must provide you with a written clarification regarding any dispute. During this 60-Business Day period, your servicer may not provide information to a consumer reporting agency concerning any overdue payment related to such period or qualified written request. However, this does not prevent the servicer from initiating foreclosure if proper grounds exist under the mortgage documents.

A Business Day is a day on which the offices of the business entity are open to the public for carrying on substantially all of its business functions.

Section 6 of RESPA also provides for damages and costs for individuals or classes of individuals in circumstances where servicers are shown to have violated the requirements of that Section. You should seek legal advice if you believe your rights have been violated.

Present Servicer -
 AMERICAN BANC FINANCIAL, INC

Future Servicer -
 GMAC MORTGAGE CORPORATION

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“LEGAL DESCRIPTION”

LOT 17 IN BLOCK 4 IN J. E. WHITE'S KELLOGG PARK SUBDIVISION OF THE EAST 20 ACRES OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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