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FRED BUCHOLZ
DUPAGE COUNTY RECORDER
APR. 21, 2015 11:11 AM
OTHER \$30.00
003 PAGES R2015-041287



1525119098

Doc#: 1525119098 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/08/2015 01:15 PM Pg: 1 of 4

Record and Return to:
Avenue 365 Lender Services
401 Plymouth Rd, Ste 550
Plymouth Meeting, PA 19462

Property of Cook County Clerk's Office

RECORDING COVER PAGE

FOR

POWER OF ATTORNEY

CCRD REVIEWED

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2 Pgs

P/ATY Book: 22 200 Page: 3100 - 3101

January 21, 2015 11:52:33 AM

Fee: \$15.00

FILED IN GREENVILLE COUNTY, SC *Timothy J. Hammy*DATE JAN 21 2015
CERTIFIED TO BE A TRUE AND CORRECT COPY
OF DOCUMENT ON FILE IN THIS OFFICE*Timothy J. Hammy* LIMITED POWER OF ATTORNEY

REGISTER OF DEEDS, GREENVILLE COUNTY

V Mortgage REO 1, LLC ("Grantor") has engaged New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing ("Shellpoint") to service a portfolio(s) of loans on Grantor's behalf (the "Assets") pursuant to that certain Servicing Agreement dated as of December 5, 2013, as amended, between Grantor, as successor in interest to V Mortgage REO Corporation, and Shellpoint (the "Agreement"). Grantor provides this Limited Power of Attorney to Shellpoint to give Shellpoint the authority to service the Assets.

Now, therefore, Grantor does hereby constitute and appoint Shellpoint the true and lawful attorney-in-fact of Grantor and in Grantor's name, place and stead for the following purposes:

- a. receive, endorse and collect all checks or other instruments and satisfactions of Mortgage Loan or other security instruments;
- b. executing any to assign or endorse any Mortgage, deed of trust, promissory note or other instrument related to the Mortgage Loans;
- c. correct any assignment mortgage, deed of trust or promissory note or other instrument related to the Mortgage Loans;
- d. complete and execute lost note affidavits or other lost document affidavits related to the Mortgage Loans;
- e. issue title requests and instructions related to the Mortgage Loans;
- f. declare defaults with respect to a Mortgage Loan or Mortgaged Property;
- g. give notices of intention to accelerate and of acceleration and of any notice as reasonably necessary or appropriate;
- h. post all notices as required by law and the Mortgage Loan Documents, including the debt instruments and the instruments securing a Mortgage Loan in order to foreclose or otherwise enforce the security instruments;
- i. pursue appropriate legal action and conduct of the foreclosure or other form of sale and/or liquidation, issue binding instructions with respect to such sale, executing all documents including all deeds and conveyances necessary to effect such sale and/or liquidation; *provided* that the Servicer shall not initiate any action, suit or proceeding in Client's name without indicating Servicer's representative capacity;
- j. conduct eviction or similar dispossessory proceedings;
- k. take possession of collateral on behalf of Client;
- l. execute any documents or instruments necessary for the offer, listing, closing of sale, and conveyance of Mortgaged Property by foreclosure or other process, including but not limited to grant, warranty, quit claim and statutory deeds or similar instruments of conveyance;
- m. execute any documents or instruments in connection with any bankruptcy or receivership of an obligor or mortgagor on a Mortgage Loan;
- n. file suit and prosecute legal actions against all parties liable for amounts due under a Mortgage Loan, including but not limited to, any deficiency amounts due following foreclosure or other acquisition or disposition of Mortgaged Property;
- o. execute all necessary documents to file claims with insurers on behalf of Client;
- p. assign, convey, accept, or otherwise transfer the interest in any Mortgaged Property on behalf of Client; and
- q. take such other actions and exercise such rights which may be taken by Client with respect to any Mortgaged Property, including but not limited to, realization upon all or any part of a Mortgage Loan or any collateral therefor or guaranty thereof.

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Grantor further grants to Shellpoint as its attorney-in-fact full authority to act in any manner both proper and necessary to exercise the foregoing powers, and ratifies every act that Shellpoint may lawfully perform in exercising those powers by virtue thereof.

This Limited Power of Attorney shall be effective as of the date executed below (the "Effective Date)."


The Grantor may revoke this Limited Power of Attorney.


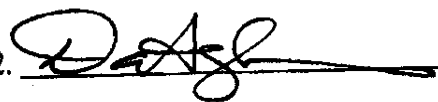
This Limited Power of Attorney shall expire upon the earlier of (i) two (2) years from the Effective Date, or (ii) upon being revoked by the Grantor.

IN WITNESS THEREOF, Grantor has executed this Limited Power of Attorney this 11th day of December, 2014.

Grantor: V Mortgage REO 1, LLC
By: VML 2014-NPL1 GP, LLC, its managing member

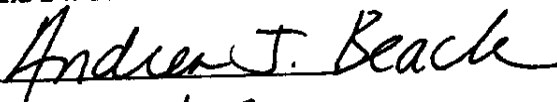
Witnessed by:

By: 
Name: Nathan J. Geske
Title: Manager

1. 
2. 

STATE OF MINNESOTA COUNTY OF HENNEPIN

SUBSCRIBED and SWORN TO before me this 11th day of December, 2014.

Notary Public 

My Commission Expires: 1/31/15



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EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF Illinois, AND IS DESCRIBED AS FOLLOWS:

LOT 33 IN PINWOOD MANOR OF HOMEWOOD FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 31-01-109-023

Being the same premises conveyed unto Carlos A. Salas, a married man, by virtue of Deed from Harry J. Kopp and Nancy E. Kopp, in joint tenancy dated November 21, 2009, recorded December 15, 2009 in Document #0934904175, Cook County, IL.

Being the same premises conveyed unto V Mortgage REO Corporation, by virtue of Deed from The Judicial Sales Corporation dated February 20, 2015, recorded February 26, 2015 in dox# 1505716016, Cook County, IL.

For Informational Purposes Only, Commonly Known As: 3002 Kathleen Court, Homewood, IL 60430

Property of Cook County Clerk's Office