## **UNOFFICIAL COPY**

Doc#. 1617522039 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 06/23/2016 09:22 AM Pg: 1 of 3

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Tallahassee, FL 32315 Loan # 106 (100 9 5 RC # 3 9 9 9 8

Prepared by:

Justin D. Gingerich, Esq. Howard & Howard Attorneys PLLC 200 South Michigan Avenue, Suite 1100 Chicago, Illinois 50604

Parcel ID No. 19-13-203-009-0000

Address: 5515 S. Talman Ave., Chicago, IL 60629

Loan No.: 303182703

### WI E FOR CORE MEANS ALL IN A COLUMN PROPERTY OF THE

REF117644006

### ASSIGNMENT OF MORTGAGE

Royal Savings Bank, an Illinois chaltered savings bank, as successor by merger to Park Federal Savings Bank ("Assignor"), hereby grants bargains, assigns, sells, transfers, and sets over, without recourse, representations or warranties of any kind whatsoever (except as set forth in that certain Asset Purchase Agreement dated as of March 24, 2016, as amended, by and among Assignor and the parties thereto), to the order of Waterfall Victoria Master Fund, Ltd., a company organized under the laws of the Cayman Islands ("Assignee"), all of Assignor's right, title and interest in and to that certain Mortgage made by Rogelio Guzman in favor of Park Federal Savings Bank dated June 21, 2005 and recorded with the Recorder of Deeds of Cook County, Illinois on August 22, 2005, as Document No. 0523433175, and First Modification thereof dated March 13, 2010, recorded with the Cook County, Illinois Recorder on April 8, 2010 as Document No. 1009847050, and that certain Assignment of Rents dated June 21, 2005 from Rogelio Guzman, recorded with the Cook County, Illinois Recorder on August 22, 2005 as Document No. 0523433180, encumbering the real property located in the County of Cook, State of Illinois, legally described as follows:

See Exhibit A attached hereto.

**TOGETHER** with the note therein described or referred to, and all amendments thereto, the money due and to become due thereon with interest, and all rights accrued or to accrue under this instrument.

TO HAVE AND TO HOLD the same unto Assignee, and its assigns forever.

[Signature on the following p.

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# **UNOFFICIAL COPY**

IN WITNESS WHEREOF, the undersigned has executed this instrument by its duly authorized officer as of the $20\%$ day of $4\%$ , 2016.	
	Royal Savings Bank, an Illinois chartered savings bank, as successor by merger to Park Federal Savings Bank
	By:
STATE OF ILLINOIS ) ) SS	
COUNTY OF COOK )	
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Richard Nichols, as Vice President Commercial Banking of Royal Savings Bank, an Illinois chartered savings bank, as successor by merger to Park Federal Savings Bank, personally known to me to be the same person whose parke is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the use and purposes therein set forth.	
Given under my hand and notarial seal, this 21th day of April , 2016.	
"OFFICIAL SEAL" Charles A Semmelhack Notary Public, State of Illinois My Commission Expires 10/20/2017	Notary Public My commission expires:

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### **EXHIBIT A**

#### **LEGAL DESCRIPTION**

LOT 38 IN ROMANOWSKI'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 19-13-203-009-0000

Property of Cook County Clerk's Office Address: 5515 S. Talman Ave., Chicago, IL 60629