

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Recorder of Deeds  
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RC # 399951

Prepared by:

Justin D. Gingerich, Esq.  
Howard & Howard Attorneys PLLC  
200 South Michigan Avenue, Suite 1100  
Chicago, Illinois 60604

Parcel ID No. 19-27-401-038-1220  
Address: 4351 W. 76th St., Unit 202, Chicago, Illinois 60652  
Loan No.: 303189054



## ASSIGNMENT OF MORTGAGE

Royal Savings Bank, an Illinois chartered 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 Alberto Padilla Jr. in favor of Park Federal Savings Bank dated May 1, 2014 and recorded with the Recorder of Deeds of Cook County, Illinois on May 15, 2014, as Document No. 1413518024, 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 page]*

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IN WITNESS WHEREOF, the undersigned has executed this instrument by its duly authorized officer as of the 29<sup>th</sup> day of April, 2016.

Royal Savings Bank, an Illinois chartered savings bank, as successor by merger to Park Federal Savings Bank

By: [Signature]  
Name: Richard Nichols  
Title: Vice President, Commercial Banking

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 name 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 29<sup>th</sup> day of April, 2016.



[Signature]  
Notary Public  
My commission expires: \_\_\_\_\_

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## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1: UNIT C-1/202, IN THE FORD CITY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: APPURTENANT TO SAID UNIT IN PART OF THE NORTH 3/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NO. 24911808 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 24748418 AND CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 10, 1978 AND KNOWN AS TRUST NO. 45058 TO MARY P. SHUMAKE RECORDED AS DOCUMENT 24981962

PINs: 19-27-401-038-1220

Address: 4351 W. 76th St., Unit 202, Chicago, Illinois 60652