

UNOFFICIAL COPY



40026668 314

Prepared by: Karen Geldard
Guidance Residential, LLC
11107 Sunset Hills Rd., Suite 200
Reston, VA 20190

Doc#: 1626647053 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/22/2016 09:21 AM Pg: 1 of 4

Return To:
Guidance Residential, LLC
11107 Sunset Hills Rd., Suite 200
Reston, VA 20190

MIN: 10015101000350686

Property Tax Id: 27-16-404-036

GIT

ASSIGNMENT AGREEMENT
and
AMENDMENT OF SECURITY INSTRUMENT

For value received, **2004-0000132, LLC** ("Co-Owner") assigns to **Guidance Residential, LLC** ("Co-Owner's Assignees"), whose address is **11107 Sunset Hills Rd., Suite 200, Reston, VA 20190**, Co-Owner's rights, title and interest in the Obligation to Pay and the Security Instrument, together with all rights, duties and obligations of the Co-Owner as specified in those documents, and including the Indicia of Ownership relating to the Property, as set forth below:

(i) the right of re-entry for purposes of inspection of the Property, upon proper and reasonable notice to Consumer; (ii) the ability to cure any defects regarding the Property, subject to the giving of reasonable notice to Consumer (however, this right shall not impose an obligation on Co-Owner to cure such defects); (iii) the right to notice regarding any further placement of encumbrances on the Property (but nothing in this clause shall preclude the Consumer from encumbering the Property if such encumbrance is permitted under Applicable Law); (iv) the right to approve of any significant improvements to the Property (but such right shall not obligate Co-Owner to make or pay for such improvements); (v) the right to approve of any lease by Consumer of his or her right to occupy the Property, which approval will not be unreasonably withheld (but nothing in this clause shall preclude the Consumer from leasing the Property if such letting is permitted under Applicable Law; however, in the event Consumer leases the Property, Consumer will remain obligated for Monthly Payments under the Co-Ownership Agreement); and (vi) the ability to exercise rights and remedies under the Co-Ownership Agreement if Consumer Defaults under the Co-Ownership Agreement, the Obligation to Pay or the Security Instrument.

Pursuant to this Assignment, Co-Owner transfers its interest as a mortgagee under the Security Instrument to Co-Owner's Assignee, and Co-Owner does hereby mortgage, grant and convey to Co-Owner's Assignee the Co-Owner's rights in the Property, as described in Exhibit A, attached hereto.

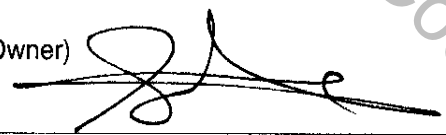
See Attached Exhibit A

UNOFFICIAL COPY

It is the intent of the Parties that this grant by the Co-Owner shall act as an amendment (and not constitute a separate security instrument or agreement) to that certain Security Instrument recorded immediately prior to the recordation of this Assignment (which Security Instrument is recorded in the County of **COOK** of the State of **ILLINOIS** as Document No. 16-26647052) and entered into between Co-Owner and Consumer on **08/26/2016**, in order to provide further security in this Transaction to Co-Owner's Assignee, as mortgagee under the Security Instrument as amended by this Assignment Agreement and that Co-Owner's Assignee would not fund the Transaction between Consumer and Co-Owner without such grant by Co-Owner. It is the intent of the Parties that an uncured Default gives rise to the ability by the Co-Owner's Assignee to exercise any and all of its remedies (including the exercise of a power of sale) against all interests of both Consumer and Co-Owner in the Property. In the event that Consumer Defaults under the Co-Ownership Agreement, the Obligation to Pay or the Security Instrument, Co-Owner's Assignee shall provide to the Co-Owner, within the same time frame, a duplicate original of the Default Notice that it gives to the to Consumer.

In the event of Consumer's insolvency, including a filing for protection under the U.S. Bankruptcy Code, Co-Owner agrees to cooperate as fully as allowed under Applicable Law in assisting Co-Owner's Assignee in maintaining or realizing on its security interest in the Property.

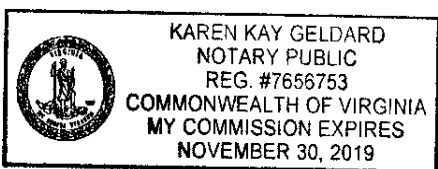
TO HAVE AND TO HOLD the same unto Co-Owner's Assignee, its successors and assigns, forever, IN WITNESS WHEREOF, Co-Owner has executed these presents on **08/26/2016**.

(Co-Owner) 
By: _____
2004-0000132, LLC
Suha Elsayed, Executive Vice President of
Guidance Holding Corporation, Manager

STATE OF VIRGINIA
COUNTY OF FAIRFAX

I, KAREN KAY GELDARD a notary public, in and for the above mentioned State aforesaid, do hereby certify that **Suha Elsayed**, whose name, as **Executive Vice President** of Guidance Holding Corporation, a Manager of **2004-0000132, LLC**, signed to the writing above, bearing date **08/26/2016**, has acknowledged the same before me.

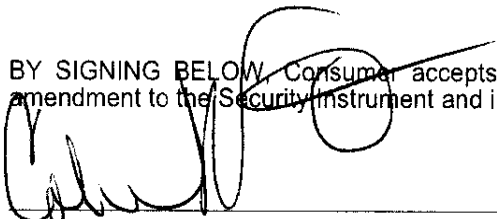


Notary Public (Seal)



My commission expires; _____

UNOFFICIAL COPY

BY SIGNING BELOW, Consumer accepts and agrees to the terms and covenants contained in this amendment to the Security Instrument and in any Rider executed by Consumer and recorded with it.


 Witnesses: _____  **OMAR AHRAM** Consumer

Witnesses: _____ **Consumer**

_____ **Consumer** **Consumer**

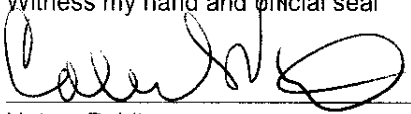
_____ **Consumer** **Consumer**

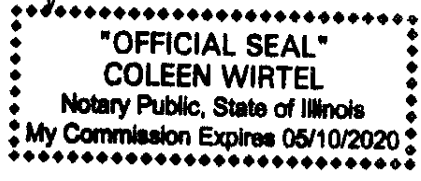
State of Illinois Cook
 County of _____

I, the undersigned a Notary Public in and for the State of Illinois do hereby certify that **OMAR AHRAM** a single man

personally known to me as the person(s) who executed the foregoing instrument bearing date 08/26/2016 personally appeared before me in said county and acknowledged said instrument to be his/hers/their/act and deed, and that he/she they executed said instrument for the purposes therein contained.

Witness my hand and official seal 26 day of August 2016


 Notary Public (Seal)



My commission expires: 5/10/20

UNOFFICIAL COPY

Attachment A

PARCEL 1:

THE WEST 26.33 FEET OF THE EAST 160.38 FEET OF THE NORTH 80.00 FEET OF THE SOUTH 115.49 FEET OF LOT 8 IN CENTENNIAL VILLAGE UNIT 2, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CENTENNIAL VILLAGE UNIT 1 A PLANNED UNIT DEVELOPMENT RECORDED APRIL 5, 1993 AS DOCUMENT 93247499 AND FIRST SUPPLEMENTARY DECLARATION RECORDED SEPTEMBER 13, 1993 AS DOCUMENT 93730415 AND AS CREATED BY DEED FROM MARQUETTE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 28, 1988 KNOWN AS TRUST NUMBER 11918 TO JOY E. METZGER RECORDED JULY 6, 1994 AS DOCUMENT 94584419 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

9983 Constitution Drive, Orland Park, IL 60462
27-16-404-036