

# UNOFFICIAL COPY

Doc#: 1636319222 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/28/2016 11:34 AM Pg: 1 of 3

Prepared by: Mission Capital Advisors LLC  
1120 S. Capital of TX Hwy, Bldg 3, Ste 150  
Austin, TX 78746

**IL/Cook County**

**Loan #:** 5294184/0529941848

**PHH #:** 2029176696

**Investor #:** 1697204558

## ASSIGNMENT OF MORTGAGE / DEED OF TRUST

**ASSIGNOR:** HSBC Bank USA, N.A., at 2929 Walden Avenue, Depew, NY, 14043

**ASSIGNEE:** Nationstar Mortgage LLC, at 8950 Cypress Waters Blvd., Coppell, TX, 75019

For value received, the Assignor does hereby grant, sell, assign, transfer and convey, unto the above-named Assignee all interest under that certain Mortgage made by Michael J. Gruber and Maureen A. Gruber, in favor of Hinsdale Bank and Trust Co, dated 9/23/2004 for \$108,000.00 and recorded in Cook County, IL in Book \*, Page \*, Instrument 428026276, Recorded on 10/6/2004, encumbering the real property legally described as follows:

Property Address: 2528 Keystone Avenue, North Riverside, IL, 60546

Parcel Number: 15-25-125-006-0000

See Legal attached hereto.

**TO HAVE AND TO HOLD** the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above-described Mortgage.

**IN WITNESS WHEREOF**, the undersigned has executed this instrument by its duly authorized officer, this 28th day of November, 2016.

**HSBC Bank USA, N.A.**

By: \_\_\_\_\_

Name: Dwight Bostic

Title: Vice President and Assistant Secretary

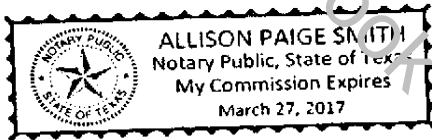
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STATE OF Texas )  
 ) SS  
COUNTY OF Travis )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Dwight Bostic, as Vice President and Assistant Secretary of HSBC Bank USA, N.A., 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/she signed, sealed and delivered the instrument as his/her free and voluntary act, for the use and purposes therein set forth.

Given under my hand and notarial seal, this 28 day of November, 2016.



Notary Public Allison Paige Smith  
My commission expires: March 27, 2017

Return To:  
Mission Capital Advisors LLC, 1120 S. Capital of Tx Hwy, Bldg 3, Ste 150, Austin, TX 78746

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(F) "Successor In Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

**TRANSFER OF RIGHTS IN THE PROPERTY**

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns, the following described property located in the

COUNTY

(Type of Recording Jurisdiction)

of

COOK

(Name of Recording Jurisdiction)

LOT 14 IN BLOCK 8 IN ARTHUR T. MCINTOSH'S 26TH STREET ADDITION, A SUBDIVISION OF THE WEST 50 ACRES (EXCEPT THAT PART CONVEYED TO THE CHICAGO MADISON AND NORTHERN RAILROAD COMPANY AND EXCEPT THE SOUTH 30 FEET THEREOF) OF THE SOUTH 60 ACRES OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

15-25-125-006-0000

Parcel ID Number:

which currently has the address of

2528 KEYSTONE AVENUE

(Street)

NORTH RIVERSIDE

(City), Illinois

60146

(Zip Code)

("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

**BORROWER COVENANTS** that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

**THIS SECURITY INSTRUMENT** combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any

nonpayment charges

due under the Note. Borrower shall also