

# UNOFFICIAL COPY

Doc#: 1636522057 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/30/2016 10:01 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 #: 7997996/0799979961

PHH #: 2039285180

Investor #: 1702297161

## ASSIGNMENT OF MORTGAGE / DEED OF TRUST

**ASSIGNOR:** HSBC Bank USA, N.A., at 2229 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 Norma C Del Cid and Nancy J Del Cid, in favor of Mortgage Electronic Registration Systems, Inc. as Nominee for Providential Bancorp, LTD, dated 10/18/2006 for \$275,000.00 and recorded in Cook County, IL in Book \*, Page \*, Instrument 621308191, Recorded on 11/9/2006, encumbering the real property legally described as follows:

Property Address: 4736 W Shakespeare Avenue, Chicago, IL, 60639

Parcel Number: 13-34-115-022

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

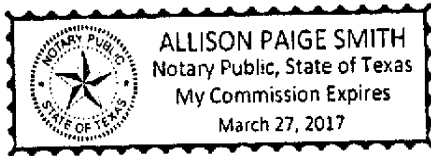
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7997996

STATE OF Texas )  
 ) SS  
COUNTY OF Texas )

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 26 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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THE WEST 12.5 FEET OF LOT 19, ALL OF LOT 20 AND THE EAST 2 FEET OF LOT 21 IN BLOCK 21 IN JOHN F. THOMPSON'S ARMITAGE AVENUE SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
A.P.N.: 13-34-115-022

which currently has the address of

4736 WEST SHAKESPEARE AVENUE

[Street]

CHICAGO  
[City]

, Illinois 60639  
[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 understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

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 prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim

