

# UNOFFICIAL COPY

Doc#: 1701708058 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/17/2017 12:45 PM Pg: 1 of 2

## TRANSFER AND ASSIGNMENT OF MORTGAGE

### NAME & ADDRESS OF PREPARER:

Fidelity Bank  
Loan Operations Quality Control  
2<sup>nd</sup> Floor  
100 E. English St.  
Wichita, KS 67202

### AFTER RECORDING RETURN TO:

Fidelity Bank  
Loan Operations Quality Control  
2<sup>nd</sup> Floor  
100 E. English St.  
Wichita, KS 67202

Georgia Banking Company Loan Number: 1874800

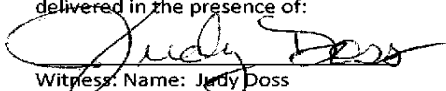
STATE OF Georgia  
COUNTY OF Fulton

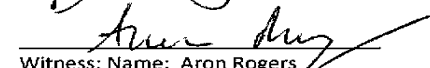
FOR VALUE RECEIVED, THIS TRANSFER AND ASSIGNMENT is made the 22<sup>nd</sup> day of November, 2016 by GEORGIA BANKING COMPANY (herein referred to as "Assignor") located at 6190 Powers Ferry Rd., Suite 150, Atlanta, GA 30339, to FIDELITY BANK (herein referred to as "Assignee") located at 100 E. English St., Wichita, KS 67202, all rights, title and interests in and to a certain mortgage.

That certain security deed, mortgage or deed of trust (the "Mortgage") by Andrew O. Vouziers and Meagan Vouziers, Husband and Wife, at 2759 Asbury Avenue, Evanston, IL 60201 executed on the 9<sup>th</sup> day of May, 2016, and recorded on the 16<sup>th</sup> day of May, 2016. Filed and recorded in Document number 1613750037, in the records of Cook County, State of Illinois conveying real property to secure the indebtedness evidenced by the Note. Parcel I.D. # 05-35-313-008-0000. See Exhibit "A" attached.


IN WITNESS WHEREOF, Assignor has caused this Transfer and Assignment of Mortgage to be executed by its duly authorized officers.

Signed, sealed, acknowledged, and delivered in the presence of:

  
Witness: Name: Judy Doss

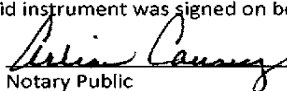
  
Witness: Name: Aron Rogers

ASSIGNOR:  
GEORGIA BANKING COMPANY

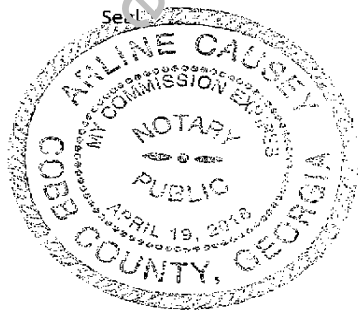
By:   
Name: Matt Wade  
Title: Vice President

State of Georgia )  
                          ) ss:  
County of Fulton )

On the 11<sup>th</sup> day of January 2017 before me, a Notary Public, personally appeared Matt Wade, to me known, who being duly sworn, did say that he/she is the Vice President of Georgia Banking Company, and that said instrument was signed on behalf of said corporation.

  
Notary Public

My commission expires: APR 19, 2018



# UNOFFICIAL COPY

## Exhibit A

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$69,000.00, which indebtedness is evidenced by Borrower's note dated May 9, 2016 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest at the rate of 4.750%, with the balance of indebtedness, if not sooner paid, due and payable on June 1, 2031;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in the County of Cook, State of Illinois:

LOT 8 (EXCEPT THE NORTH 8 FEET THEREOF) AND THE NORTH 1/2 OF LOT 9 IN EVANSTON GOLF SUBDIVISION WEST A SUBDIVISION OF THAT PART OF LOT 34 IN BAXTER'S SUBDIVISION AND THAT PART OF THE NORTH 1/2 OF LOT 20 IN GEORGE SMITH SUBDIVISION LYING WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL RAILROAD COMPANY IN QUIMETTE RESERVATION IN TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID Number: 05-35-313-008-0000

which has the address of 2759 Asbury Ave  
Evanston, ILLINOIS 60201, (herein "Property Address");

TOGETHER with all the improvements now or hereafter created on the property, and all easements, rights, appurtenances and rents all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Mortgage; 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 or canceling this Mortgage.

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 covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

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

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

ILLINOIS - SECOND MORTGAGE - 1/60 - with MERS

VMP-76N(IL) (0308).01

Page 2 of 6

Amended 2/01

Borrower(s) Initials: *[Signature]*

*[Signature]*