

A17-0020 ED
Prepared by: Omama Pervez
Guidance Residential, LLC
11107 Sunset Hills Rd., Suite 200
Reston, VA 20190



1706113004

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

Doc# 1706113004 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/02/2017 09:20 AM PG: 1 OF 4

MIN: 100154100000370221

Property Tax Id. 04-32-401-125-1227

**ASSIGNMENT AGREEMENT
and
AMENDMENT OF SECURITY INSTRUMENT**

For value received, **2004-0000352, 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.

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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. 1706113003) and entered into between Co-Owner and Consumer on **02/28/2017**, 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 **02/28/2017**.

(Co-Owner)

By: _____

Kristin Pedersen
2004-0000352, LLC
Kristin Pedersen, Assistant Vice President of
Guidance Holding Corporation, Manager

STATE OF VIRGINIA
COUNTY OF FAIRFAX

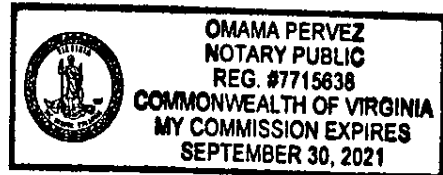
OMAMA PERVEZ

I, _____ a notary public, in and for the above mentioned State aforesaid, do hereby certify that **Kristin Pedersen**, whose name, as **Assistant Vice President** of Guidance Holding Corporation, a Manager of **2004-0000352, LLC**, signed to the writing above, bearing date **02/28/2017**, has acknowledged the same before me.

Omama Pervez

Notary Public

(Seal)



My commission expires; _____

09/30/2021

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: _____

MUHAMMAD ADEEL RASHEED Consumer
KHAN

Witnesses: _____

MUZZAFAR UNNISA BEGUM Consumer

_____ *Khadija Rasheed* _____

 Consumer **KHADIJA P. RASHEED** Consumer

_____ Consumer _____ Consumer

State of Illinois
County of COOK

I, the undersigned a Notary Public in and for the State of Illinois do hereby certify that **MUHAMMAD ADEEL RASHEED KHAN, MUZZAFAR UNNISA BEGUM, KHADIJA P. RASHEED**

personally known to me as the person(s) who executed the foregoing instrument bearing date **02/28/2017** 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 28th day of February 2017

Ewelina Turek
Notary Public (Seal)



My commission expires; 1/6/19

UNOFFICIAL COPY

Attachment A

UNIT NO. 4114-BC IN DEARLOVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
PARTS OF LOT 1 IN DEARLOVE APARTMENTS, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 32, AND OF PART OF LOTS 3 AND 12 IN COUNTY CLERK'S DIVISION OF SAID SECTION 32, ALL IN TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25288521 AND REGISTERED AS DOCUMENT NO. LR3137379, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALSO, RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFORESAID DECLARATION AND THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING DESCRIBED THEREIN, ALL IN COOK COUNTY, ILLINOIS.

04-32-401-125-1927
4114 COVE LANE, UNIT B, GLENVIEW, IL 60025