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Doc#: 1725108165 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/08/2017 11:30 AM Pg: 1 of 3

PREPARED BY AND RECORD AND RETURN TO:

Poyner Spruiell LLP
301 Fayetteville Street, Suite 1900
Raleigh, North Carolina 27601
Attention: E. Bardin Simmons, Jr.

ILLINOIS ASSIGNMENT OF MORTGAGE

Dated as of August 30, 2017, but effective as of May 5, 2017.

For the purposes of this Assignment:

1. The "Assignor" is the **FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF GUARANTY BANK**. As of the effective date of this Assignment, the Assignor is the secured creditor under the Mortgage and the Related Security Instruments identified below and the owner and holder of the promissory note(s) and/or other obligations secured thereby. The mailing address of the Assignor is 1601 Bryan Street, Dallas, TX 75201.
2. The "Assignee" is **GUARANTY BANK, a division of FIRST CITIZENS BANK & TRUST COMPANY**. The mailing address of the Assignee is Mail Code FCC22, 4300 Six Forks Road, Raleigh, NC 27609.
3. The "Mortgage" refers to the following Mortgage:

Date of Mortgage: January 4, 2005

Mortgagor(s): Gina Nienberg and Robyn Nienberg

Original Mortgagee/Lender: GB Home Equity, LLC

Recording Information: Recorded on January 20, 2005 in the Office of the Recorder of Deeds for Cook County, Illinois, as Instrument No. 502002146.

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Property Description:

Unit number 308 and P-76 in the Montreville Condominium, as delineated on a survey of the following described tract of land:

Certain lots in the resubdivision of the south 1/2 of lot and in circuit court partition of lots 4, 5 and 8, together with the vacant alleys adjoining, all in block 17 in Ogden's addition to Chicago, a part of the northeast 1/4 of section 8, township 39 north, range 14 east of the third principal meridian.

Which survey is attached as exhibit "D" to the declaration of condominium recorded as document number 0324110024, as amended from time to time; together with its undivided percentage interest in the common elements in Cook county, Illinois.

Parcel Identification Number: 17-08-245-003, 004, 005, 011, 012, 013

Property Address: 520 North Halstead, #308, Chicago, IL 60622

4. The "Related Security Instruments" are all of those other instruments (if any) given to secure or guarantee repayment of the promissory note(s) and/or other obligations secured by the Mortgage, including, but not limited to, security agreements, pledges, assignments, guaranty agreements, negative pledge agreements, financing statements, control agreements, agreements relating to hazardous substances, and indemnity agreements.

As used herein, the terms "Mortgage" and "Related Security Instruments" include (i) all extensions, renewals, modifications, amendments, restatements, consolidations, and/or increases thereof, (ii) all changes in terms relating thereto, and (iii) all instruments and other documents given in replacement of, in substitution for, or to correct the Mortgage or any of the Related Security Instruments.

Background and Explanatory Note: Originally chartered in 1923 in Wisconsin as Guaranty Savings and Loan Association, Guaranty Bank has been formerly known by various names, including Guaranty Bank for Savings, Savings Association, Guaranty Bank for Savings, S.S.B., and Guaranty Bank, S.S.B. before changing its name in 2002 to Guaranty Bank.

On May 5, 2017, Guaranty Bank was closed by the Office of the Comptroller of the Currency, which appointed the Federal Deposit Insurance Corporation as receiver. Promptly thereafter, First-Citizens Bank & Trust Company, a North Carolina-chartered commercial bank, acquired most of the assets and assumed most of the liabilities of Guaranty Bank pursuant to a "Purchase and Assumption Agreement" between First-Citizens Bank & Trust Company, the Federal Deposit Insurance Corporation in its corporate capacity, and the Federal Deposit Insurance Corporation in its capacity as Receiver of Guaranty Bank. The assets purchased by First-Citizens Bank & Trust Company include the Mortgage and the Related Security Instruments identified in this Assignment, together with the promissory note(s) and/or other obligations secured thereby.

For value received, Assignor hereby grants, sells, assigns, transfers, and conveys unto Assignee, its successors and assigns, all of Assignor's right, title and interest, both legal and equitable, in, to and under (i) the Mortgage, together with the real property described therein and all rights accrued or to accrue thereunder; (ii) the Related Security Instruments; and (iii) all promissory notes and/or other obligations secured thereby, together with all amounts due and to become due thereon, including interest.

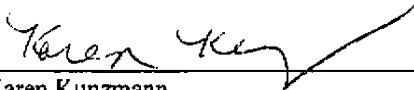
TO HAVE AND TO HOLD the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the Mortgage and the Related Security Instruments. Assignor further authorizes and empowers Assignee, its successors and assigns, to exercise all rights, powers and privileges conferred upon Assignor by the Mortgage and the Related Security Instruments, including, but not limited to, the rights and privileges of a secured party and the right of foreclosure and sale, in as full and ample a manner as Assignor is authorized and empowered to exercise the same.

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This Assignment is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver.

IN WITNESS WHEREOF, the Federal Deposit Insurance Corporation as Receiver of Guaranty Bank has caused this Assignment to be signed in its name by its duly authorized attorney-in-fact, all as of the effective date of this Assignment.

**FEDERAL DEPOSIT INSURANCE CORPORATION
as Receiver of Guaranty Bank, Milwaukee, Wisconsin [SEAL]**

By:  [SEAL]
Name: Karen Kunzmann
Title: Attorney-In-Fact

STATE OF NORTH CAROLINA

COUNTY OF Wake

I Heather E Gordon, a notary public in and for said County, in the State aforesaid, do hereby certify that Karen Kunzmann, personally known to me, or proved to me on the basis of satisfactory evidence to be, the individual whose name is subscribed to the foregoing instrument as the Attorney-In-Fact for the Federal Deposit Insurance Corporation as Receiver of Guaranty Bank, a division of First-Citizens Bank & Trust Company, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument in his/her authorized capacity and that by his/her signature on the instrument the person upon behalf of which the individual acted executed this instrument for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30 day of August, 2017.


Signature of Notary Public

Heather E Gordon, Notary Public
Printed or Typed Name

(Official Seal)

My appointment expires: October 22, 2020

