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Doc#: 1927755235 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/04/2019 12:25 PM Pg: 1 of 3

Recording Requested By/Return to: **Orion Financial Group, Inc.**

**2860 Exchange Blvd
Suite 100
Southlake, TX 76092**

This Instrument was prepared by: Stacie Wagner, Visio Financial Services Inc., 1905 Kramer Lane, #B700, Austin, TX 78758

ASSIGNMENT OF MORTGAGE

Loan No.: 1466598

KNOW ALL MEN BY THESE PRESENTS: THAT **VISIO FINANCIAL SERVICES INC.**, a Delaware corporation existing under the laws of the State of Delaware, residing or located at 1905 Kramer Lane, Ste. B700, in the City of Austin in the County of Travis and in the State of TX, herein designated as the Assignor, for and in consideration of the sum of ONE DOLLAR and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents assign to **Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of VFS Nepenthe Trust** residing or located at c/o Visio Financial Services Inc. as the administrator of VFS Nepenthe Trust, 1905 Kramer Lane, Suite B700, Austin, TX 78758 herein designated as the Assignee, a certain MORTGAGE dated 7/30/2019, made by Borrower: American Property Holdings, LLC, Trustee: N/A on real property located at

1316 E 52nd St, Chicago, IL 60615

Parcel: 20-11-401-015-0000, Alternative Parcel, if applicable: 20-11-401-043-0000
County of Cook and State of IL,

See Attached Exhibit "A" hereto and made a part hereof.

to secure payment of the sum of \$630,000.00 which MORTGAGE is recorded in the Clerk's office of the County of Cook in IL on 8/14/2019 in Instrument 1922613173, Book -, Page -.

TOGETHER with the Bond, Note or other Obligation therein described, and the money due and to grow due thereon, with the interest. TO HAVE AND TO HOLD the same unto the said Assignee forever, subject only to all the provisions contained in the said MORTGAGE and the Bond, Note or other Obligation. AND the said Assignor hereby constitutes and appoints the Assignee as the Assignor's true and lawful attorney, irrevocable in law or in equity, in the Assignor's name, place and stead but at the Assignee's cost and expense, to have, use and take all lawful ways and means for the recovery of all the said money and interest; and in case of payment, to discharge the same as fully as the Assignor might or could do if these presents were not made.

AND the Assignor covenants that there is now due and owing the said MORTGAGE and the Bond, Note or other Obligation secured thereby, the sum of \$630,000.00 principal with interest thereon to be computed at the rate of 5.550 % per year from 7/30/2019, and there are no set-offs, counter claims or defenses against the same, in law or in equity, nor have there been any modifications or other changes in the original terms thereof, other than as stated herein.

In all references herein to any parties, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Orion Financial Group Inc.



AMERICAN PROPERTY HOLDINGS 19063665

VISIO/VFSINC/AOMOPD/ERE

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Loan No.: 1466598
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IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of MORTGAGE on August 29, 2019.

Signed, Sealed and Delivered in the presence of or attested by:

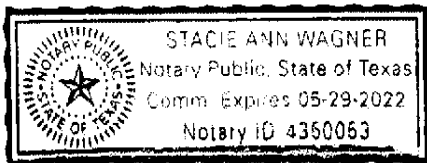
VISIO FINANCIAL SERVICES INC.,
a Delaware Corporation

Patti Erger
Witness: Patti Erger
Janice Evans
Witness: Janice Evans

Rhonda L. Dodson
By: Rhonda L. Dodson
As Its: Vice President, Accounting & Finance

STATE OF TEXAS
COUNTY OF TRAVIS

I certify and acknowledge that on August 29, 2019, before me, the undersigned, personally appeared Rhonda L. Dodson, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, as Vice President, Accounting & Finance of Visio Financial Services Inc, its successors and assigns on behalf of said corporation, that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the County of Travis State of Texas.



Stacie Ann Wagner
NOTARY PUBLIC – Stacie Ann Wagner
My Commission Expires 05/29/2022

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Exhibit A Legal Description

Loan: 1466598

	Property Location	County
	1466598	1316 E 52nd St, CHICAGO, IL 60615
		COOK
Parcel No.:	20-11-401-015-0000 & 20-11-401-043-0000	
Legal:	The east 18 feet of lot 10 and 11 (except the west 160.74 feet thereof), in block 11, in cornell hibbard and goodman's subdivision of lots 11 and 12 in kimbarics's addition to hyde park in section 11, township 38 north, range 14, east of the third principal meridian, in cook county, illinois SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.	

Property of Cook County Clerk's Office