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Doc#: 2003608332 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/05/2020 11:40 AM 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.: 1469786
Nepenthe 23

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 10/8/2019, made by Borrower: **Tony Hristov LLC**, Trustee: N/A on real property located at

1667 N Francisco Ave, Chicago, IL 60647
Parcel: 13-36-330-038-0000, Alternative Parcel, if applicable: N/A
County of **Cook** and State of **IL**,

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

to secure payment of the sum of \$630,500.00 which MORTGAGE is recorded in the Clerk's office of the County of Cook in IL on 10/18/2019 in Instrument 1929144016, 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 \$630,500.00 principal with interest thereon to be computed at the rate of 7.300 % per year from 10/8/2019, 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.



TONY HRISTOV LLC, .. 19079262


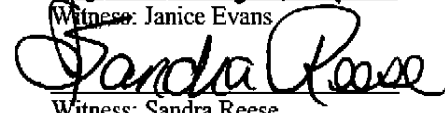
VISIO/FSINC/AOMOPD/ERE

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Loan No.: 1469786
Nepenthe 23

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of MORTGAGE on November 14, 2019.

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

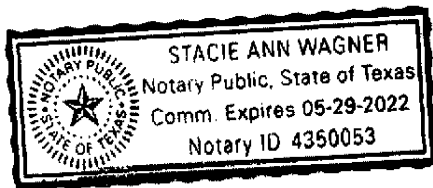

 Witness: Janice Evans

 Witness: Sandra Reese


VISIO FINANCIAL SERVICES INC.,
a Delaware Corporation


 By Rhonda L. Dodson
 As (ts) Vice President, Accounting & Finance

STATE OF TEXAS
COUNTY OF TRAVIS

I certify and acknowledge that on November 14, 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 and is authorized on behalf of the entity, 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.




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

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Exhibit A Legal Description

Loan: 1469786

	Property Location	County
	1469786	1667 N Francisco Ave, Chicago, IL 60647
		Cook
Parcel No.:	13-36-330-038-0000	
Legal:	<p>STUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS:</p> <p>THE EAST 64 1/2 FEET OF THE NORTH 29 FEET OF LOT 24 AND THE EAST 58 1/2 FEET OF THE SOUTH 2 1/2 FEET OF THE NORTH 37 1/2 FEET OF SAID LOT 24 IN BLOCK 15 IN HANSBROUGH AND HESS'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.</p> <p>TAX ID NO: 13-36-330-038-0000 BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED GRANTOR: EDWIN CARDONA A MARRIED PERSON GRANTEE: TONY HRISTOV DATED: 11/05/2018 RECORDED: 11/07/2018 DOC#/BOOK-PAGE: 20181101628191 / NA</p> <p>ADDRESS: 1667 N. FRANCISCO AVE., CHICAGO, IL 60647</p>	