

# UNOFFICIAL COPY

Doc#: 2014007210 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/19/2020 11:37 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.: 1473154  
Nepenthe 30

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, no. 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 2/21/2020, made by Borrower: D & L Management Group Inc., Trustee: N/A on real property located at

**7632 S Parnell Ave, Chicago, IL 60620**  
Parcel: 20-28-335-007-0000, 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 \$124,600.00 which MORTGAGE is recorded in the Clerk's office of the County of Cook in IL on 2/27/2020 in Instrument 2005815151, 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 \$124,600.00 principal with interest thereon to be computed at the rate of 5.925 % per year from 2/21/2020, 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.



D & L MANAGEMENT GROUP INC., 20018747

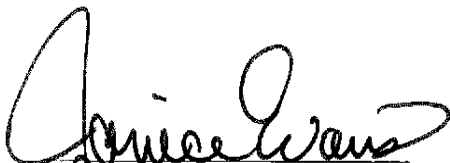
VISIO/NEPENTHE/AOMOPD/ERE

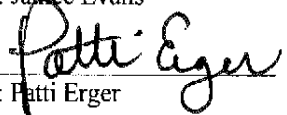
# UNOFFICIAL COPY

Loan No.: 1473154  
Nepenthe 30


IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of MORTGAGE on March 13, 2020.

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

  
 Witness: Janice Evans

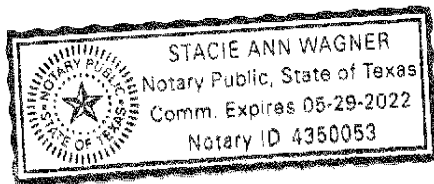
  
 Witness: Patti Erger

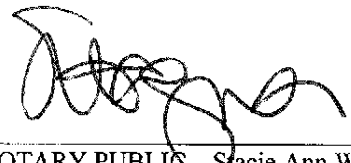
VISIO FINANCIAL SERVICES INC.,  
a Delaware Corporation

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

STATE OF TEXAS  
COUNTY OF TRAVIS

I certify and acknowledge that on March 13, 2020, 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

# UNOFFICIAL COPY

## Exhibit A Legal Description

Loan: 1473154

	Property Location	County
	1473154	7632 S Parnell Ave, Chicago, IL 60620
		Cook
Parcel No.:	20-28-335-007-0000	
Legal:	<p>Lot 31, In Parnell Place Subdivision being a Resubdivision of Lots 1,2,3,4 and that part of Lot 5, lying north of the north line of west 78th street and also lying westerly of the easterly 10.00 feet of Lot 5, measured perpendicular to the easterly line of said Lot 5 in Block 9 in Henderson's Subdivision of the south 120 acres of the east half of the west half of section 28, Township 38 north, Range 14, east of the Third Principal Meridian. (Except the north 38.26 rods thereof and also except railroad lands) in Cook County, Illinois recorded as document number 0406418129.</p>	