

# UNOFFICIAL COPY

Doc#: 2104006346 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/09/2021 02:44 PM Pg: 1 of 4

**ILLINOIS**  
COUNTY OF COOK (A)  
LOAN NO.: 0580297078

PREPARED BY: FIRST AMERICAN MORTGAGE  
SOLUTIONS  
1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402  
WHEN RECORDED MAIL TO:  
FIRST AMERICAN MORTGAGE SOLUTIONS  
1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402  
PH. 208-528-9895  
PARCEL NO. 18-30-300-054-1005



## CORPORATION ASSIGNMENT OF REAL ESTATE MORTGAGE

FOR VALUE RECEIVED, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR PHH MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, Assignor, does hereby grant, assign, and transfer to NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING located at 55 BEATTIE PLACE, SUITE 110, MS#001, GREENVILLE, SC 29601, Assignee, its successors and assigns, that certain Real Estate Mortgage dated APRIL 03, 2013, executed by JERRY M SIMMONS, A MARRIED MAN YAMILE SIMMONS A MARRIED WOMAN, Mortgagor, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR PHH MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on MAY 16, 2013 as Document/Instrument No. 1313608061 in the Office of the Recorder of Deeds for COOK (A) County, State of ILLINOIS.

SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: 850 VILLAGE CENTER DRIVE UNIT 205, UNIT 205, BURR RIDGE, IL 60527

TOGETHER WITH all rights, title and interest, accrued or to accrue under said real estate Mortgage.

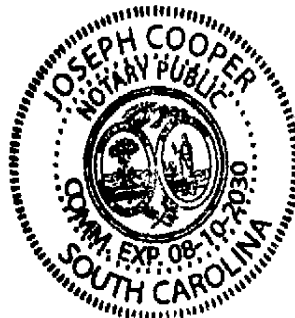
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on JAN 15 2021  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR  
PHH MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

CYNTHIA M. BROCK, VICE PRESIDENT

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE ) ss.

On JAN 15 2021, before me, Joseph Cooper, personally appeared CYNTHIA M. BROCK known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR PHH MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Joseph Cooper (COMMISSION EXP.  
NOTARY PUBLIC



SH80701171M - AM - IL



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MTN: 100020071277022369

MERS PHONE: 1-888-679-6377

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SH80701171M – 0580297078 - SIMMONS

## LEGAL DESCRIPTION

THAT CERTAIN REAL PROPERTY LOCATED IN COOK COUNTY, STATE ILLINOIS, WHICH IS LEGALLY DESCRIBED:

UNIT 205 IN 850 VILLAGE CENTER DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6-2 IN THE FINAL PLAT OF SUBDIVISION FOR BURR RIDGE VILLAGE CENTER RESUBDIVISION, A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 23, 2008 AS DOCUMENT 0814422089, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-17 AND P-89, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0814422089.

### PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-26, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0814422089.

### PARCEL 4:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 4, 2006 AS DOCUMENT 0617714129 AND AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 29, 2007 AS DOCUMENT 0733403124 FOR ACCESS, PARKING, STORM WATER DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION, VERTICAL UTILITIES, MAINTENANCE, ADJACENT BUILDING CONSTRUCTION, ENCROACHMENT, AND STRUCTURAL SUPPORT OVER UPON AND UNDER THE COMMON AREAS OF LOTS 1 THROUGH 8 AND OUTLOTS A AND B IN BURR RIDGE VILLAGE CENTER SUBDIVISION.

ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ATTACHED DESCRIBED PROPERTY, THE RIGHTS AND EASEMENTS

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APPURTENANT TO THE ATTACHED PROPERTY, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS ENCUMBERING THE PROPERTY, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. GRANTOR WILL WARRANT AND DEFEND THE TITLE TO SAID PROPERTY UNTO SAID GRANTEE AND UNTO ITS SUCCESSOR AND ASSIGNS FOREVER, AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS CLAIMING UNDER GRANTOR BUT NONE OTHER, EXCEPT FOR THE ENCUMBRANCES SET FORTH IN HERETO AND MADE A PART HEREOF.

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.

2. THE ILLINOIS CONDOMINIUM PROPERTY ACT, AND ALL BUILDING AND ZONING LAWS, ORDINANCES, STATE AND FEDERAL REGULATIONS.

3. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR BURR RIDGE PARK MADE BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 3, 1980 KNOWN AS TRUST NUMBER 8739 (DECLARANT) AND EMRO LAND COMPANY, A DELAWARE CORPORATION (DEVELOPER) RECORDED JANUARY 3, 1984 AS DOCUMENT 26915033 AND AMENDMENTS RECORDED AS DOCUMENT 27479281 AND 88538724 AND MODIFICATION RECORDED AS DOCUMENT 85074879, RELATING TO LOCATION ZONES, VILLAGE APPROVAL, MAINTENANCE OF IMPROVEMENTS, UTILITIES, DESIGN, LANDSCAPING, SIGNS, RUBBISH, PARKING ASSESSMENTS, EASEMENTS AND OTHER PROVISIONS THEREIN CONTAINED.

4. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR BURR RIDGE PARK OWNERS' ASSOCIATION MADE BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 3, 1980 AND KNOWN AS TRUST NUMBER 48739 (DECLARANT) AND EMRO LAND COMPANY, A DELAWARE CORPORATION (DEVELOPER) RECORDED APRIL 12, 1984 AS DOCUMENT 27042767 AND AS AMENDED BY AMENDMENTS RECORDED AS DOCUMENTS 274792296, 88301597, 88538723, 90073172, 93224621 AND 00839539 AND AS MODIFIED BY DOCUMENT 86074879, AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH THEREIN.

5. AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS, AND SIGNAGE RECORDED SEPTEMBER 26, 2006 AS DOCUMENT 0626331049, AMENDING AND RESTATING THE DECLARATION RECORDED AS DOCUMENT 00839540, MADE BY AND BETWEEN OPUS REAL ESTATE ILLINOIS BURR RIDGE, L.L.C. AND LTF USA REAL ESTATE COMPANY, L.L.C. RELATING TO EASEMENTS FOR INGRESS AND EGRESS, SIGNAGE, STORM WATER EASEMENT, FENCE AND RELATED LANDSCAPING, PARKING, RESTRICTIVE COVENANTS PAYMENT OF OBLIGATIONS, PARKING DECKS, AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH THEREIN.

6. DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AUGUST 28, 2006 AS DOCUMENT 0627734129 AND AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED NOVEMBER 30, 2007 AS DOCUMENT 0733403124, RELATING TO EASEMENTS FOR ACCESS, PARKING, STORM WATER DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION, VERTICAL UTILITIES MAINTENANCE, ADJACENT BUILDING CONSTRUCTION, ENCROACHMENT, AND STRUCTURAL SUPPORT OVER, UPON AND UNDER THE COMMON AREAS OF LOTS 1 THROUGH 8 AND OUTLOTS A AND B IN BURR RIDGE CENTER SUBDIVISION, AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH THEREIN.

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7. GRANT OF EASEMENT AND AGREEMENT RECORDED JANUARY 3, 1984 AS DOCUMENT 26915085 BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 3, 1980 AND KNOWN AS TRUST NUMBER 48739 (GRANTOR) AND THE VILLAGE OF BURR RIDGE, DUPAGE AND COOK COUNTIES (GRANTEE) WHEREAS GRANTOR HEREBY GRANTS, DECLARES, CONVEYS, AND QUITCLAIMS TO THE GRANTEE FOR THE BENEFIT OF THE PUBLIC, FOR THE PURPOSE OF INSPECTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING AND REPLACING UNDERGROUND SANITARY SEWER MAINS AND WATER MAINS AND APPURTENANCES.

FIRST AMENDMENT RECORDED MARCH 19, 1985 AS DOCUMENT 7479282.

8. DEVELOPMENT AGREEMENT RECORDED APRIL 29, 2005 AS DOCUMENT NUMBER 0515103100 AND FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF BURR RIDGE AND OPUS NORTH CORPORATION RECORDED AUGUST 3, 2006 AS DOCUMENT 0622832086 AND AMENDED BY 1ST AMENDMENT RECORDED AS DOCUMENT 0621510090 AND AMENDMENT RECORDED AS DOCUMENT 0626331045 AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH THEREIN; ASSIGNMENT OF DEVELOPMENT AGREEMENT RECORDED AS DOCUMENT 0622832088 TO OPUS REAL ESTATE IL VII BURR RIDGE, L.L.V., A DELAWARE LIMITED LIABILITY COMPANY.

9. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS SET FORTH IN THE INCREMENTAL SALES TAX REBATE AGREEMENT RECORDED MAY 31, 2005 AS DOCUMENT 0515103099 AND AMENDED BY DOCUMENT 0626331046 MADE BY AND BETWEEN THE VILLAGE OF BURR RIDGE AND OPUS NORTH CORPORATION, ASSIGNMENT TO OPUS REAL ESTATE IL VII BURR RIDGE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY RECORDED AS 0622832089.

10. BURR RIDGE VILLAGE CENTER SUBDIVISION IMPROVEMENT COMPLETION AGREEMENT MADE BY AND BETWEEN THE VILLAGE OF BURR RIDGE AND OPUS REAL ESTATE IL VII BURR RIDGE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, RECORDED OCTOBER 2, 2006 AS DOCUMENT 0627510194, AND THE TERMS PROVISIONS AND CONDITIONS SET FORTH THEREIN.

11. 15 FOOT PUBLIC EASEMENT NEAR THE SOUTHWESTERLY CORNER OF THE LAND INSURED HER IN AS SHOWN ON AFORESAID PLAT OF SUBDIVISION RECORDED AS DOCUMENT 0733403124.

12. EASEMENT IN FAVOR OF COMMONWEALTH EDISON AND ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND AFFILIATES, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT 0735239135.

13. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0814422089, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY

Tax ID# 18-30-300-035-0000