

UNOFFICIAL COPY

Doc#: 2111618064 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/26/2021 09:09 AM Pg: 1 of 3

Record and return to:
C.R. Hall
Orion Financial Group, Inc.
2860 Exchange Blvd, Ste 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.: 1483535
BP 85

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, d/b/a Christiana Trust, not in its individual capacity but solely as Owner Trustee of Residential Credit Opportunities Trust II** residing or located at 2999 Westminster Avenue, Suite 265, Seal Beach, CA 90740 herein designated as the Assignee, a certain MORTGAGE dated 2/18/2021, made by A J Properties & Luxury Designs LLC, Trustee: N/A on real property located at

4036 W Cullerton St, Chicago, IL 60623
Parcel: 16-22-416-033-0000, 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 \$143,000.00 which MORTGAGE is recorded in the Clerk's office of the County of Cook in IL on 3/26/2021 in Instrument 2108507328, 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 \$143,000.00 principal with interest thereon to be computed at the rate of 5.775 % per year from 2/18/2021, 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.



AJ PROPERTIES & LUXURY DESI 21041342

VFS/RCOTRSTAOMOPD/ER

UNOFFICIAL COPY

Loan No.: 1483535
WSFS-RCOTII 85

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of MORTGAGE on March 25, 2021

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

VISIO FINANCIAL SERVICES INC.,
a Delaware Corporation


Witness: Tandi Haggard

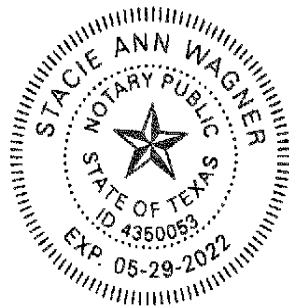

Witness: Yi Hubert




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

STATE OF TEXAS
COUNTY OF TRAVIS

I certify and acknowledge that on March 25, 2021, 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: 1483535

Property Location		County
1483535	4036 W Cullerton St, Chicago, IL 60623	Cook
Parcel No.	16-22-416-033-0000	
<p>The following real property: Lot 17 in block 7 in T.P. Phillip's Equitable Land Association Addition to Chicago in the Southeast 1/4 of Section 22, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.</p> <p>SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.</p>		