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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/08/2023 10:06 AM PG: 1 OF 2

Prepared by: Tera Guy
James B. Nutter & Company
4153 Broadway, Kansas City, MO 64111

Return to After Recording:
Vantage Point Title, Inc.
18167 U.S. Highway 19 N., Floor 3
Clearwater, FL 33764

Parcel ID: 06-06-103-001-0000

File No.: IL893154 **Loan No.:** 847536 **Investor No.:** 5423

ASSIGNMENT OF MORTGAGE

For valuable consideration, the undersigned, **James B. Nutter & Company**, whose address is 4153 Broadway, Kansas City, MO 64111 (Assignor) by these presents does hereby assign and set over, without recourse, to **Lakeview Loan Servicing, LLC**, whose address is 4425 Ponce de Leon Blvd., M S 5-251, Coral Gables, FL 33146, (Assignee) the described mortgage with all interest, all liens, any rights due or to become due thereon, executed by - **William A. Balasa**, to **James B. Nutter & Company**. Said Mortgage recorded 7/23/2020, in the State of Illinois, County of Cook Public Records, in Book/Page and or Instrument No.: 2020501009. Property more commonly described as: 701 Stewart Avenue, Elgin, IL 60120. See Legal Description Attached as **Exhibit "A"**.

IN WITNESS WHEREOF, the undersigned by its duly elected officers and pursuant to proper authority of its board of directors has duly executed, sealed, acknowledged and delivered this Assignment of Mortgage.

Date: November 10, 2022

JAMES B. NUTTER & COMPANY BY VANTAGE POINT TITLE, INC. AS ATTORNEY IN FACT

David Silcott as President for Vantage Point Title, Inc as Attorney in Fact by POA recorded 12/14/2022 in Instrument No.: 2234855095 in Cook County, Illinois.

State of Florida, County of Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of November, 2022, by David Silcott as President for Vantage Point Title, Inc. as attorney in fact for James B. Nutter & Company, who is personally known to me.



DANIEL HELFRICH
Notary Public
State of Florida
Comm# HH313722
Expires 9/19/2026

Notary Public

Printed Name: Daniel Helfrich

My Commission Expires: 9/19/2026

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EXHIBIT "A"

ALL THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS KNOWN AND DESCRIBED AS FOLLOWS, TO WIT:

LOT 24 IN BLOCK 2 IN TROUT PARK SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED JUNE 30, 1924 AS DOCUMENT 8490230 IN COOK COUNTY, ILLINOIS.

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD SO LONG AS THEY DO NOT INTERFERE WITH GRANTEE'S USE AND ENJOYMENT OF THE PROPERTY; ZONING AND BUILDING ORDINANCES; PUBLIC UTILITY EASEMENTS; PARTY WALL RIGHTS AND AGREEMENTS.

Commonly Known As: 701 Stewart Avenue Elgin, IL 60120

Parcel ID: 06-06-103-001-0000