

UNOFFICIAL COPY



Doc# 2306946012 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/10/2023 10:09 AM PG: 1 OF 2

*This Document Prepared By and
Upon Recording return to:*
SMS Financial AFC, LLC
Attention: Michei Stone Grassl
3707 East Shea Boulevard, Suite 100
Phoenix, Arizona 85028

ASSIGNMENT OF MORTGAGE

BYLINE BANK, an Illinois state chartered bank, successor to NORTH COMMUNITY BANK ("Assignor"), located at 55 Shuman, Naperville, IL, does hereby assign and transfer to SMS FINANCIAL AFC, LLC, an Arizona limited liability company ("Assignee"), located at 3707 East Shea Boulevard, Suite 100, Phoenix, AZ 85028, as evidenced by the attached Limited Power of Attorney executed on December 20, 2022, all of Assignor's right, title and interests in the Real Property described below:

That certain MORTGAGE dated March 6, 2007, in the amount of \$37,000.00 between CHRISTOS KARABIS, a single man "(Grantor") NORTH COMMUNITY BANK, recorded on March 14, 2007 as Document No. 0707334083, and modified pursuant to that certain MODIFICATION OF MORTGAGE dated January 9, 2009, recorded on January 20, 2009 as Document No. 0902018016, in the Office of the County Recorder, COOK County, State of Illinois, together with any other loan documents and instruments evidencing or securing said mortgage or note or notes more fully described as follows:

PARCEL 1 : UNIT 4 IN THE WINNEBAGO PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0030422439, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-4, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

1875 N. Winnebago Avenue, Unit 4, and Parking Space P-4, Chicago, IL 60647. The Real Property tax identification number is 14-31-308-067-1004..

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed this 20th day of January, 2023.

Assignor: BYLINE BANK

By: SMS FINANCIAL AFC, LLC

By: SMS FINANCIAL LLC, Its Manager

By: [Signature]
Name: Jonatha Hoffer, Attorney-in-fact

S /
P 2
S L
SC X
INT R

UNOFFICIAL COPY

ACKNOWLEDGMENT

State of Arizona, County of Maricopa) ss:

On the 20th day of January in the year 2023 before me, the undersigned, personally appeared JONATHAN HOFFER, Attorney In Fact, Manager of SMS FINANCIAL LLC, Manager of SMS FINANCIAL AFC, LLC, 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 he executed the same in his capacity, and that by his 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 City of Phoenix, County of Maricopa, in the State of Arizona.

Michel Stone Grassl

Michel Stone Grassl
Notary Public in and for the State of Arizona
My Commission Expires: 4/15/2026



MICHEL STONE GRASSL
Notary Public - Arizona
Maricopa Co. / #624888
Expires 04/15/2026

Property of Cook County Clerk's Office