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Doc# 2308115008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/22/2023 10:52 AM PG: 1 OF 9

Prepared by: Regina M. Uhl  
AsurityDocs  
717 N. Harwood, Suite 1600  
Dallas, TX 75201

Recording Requested By and Return To:  
FREEDOM MORTGAGE CORPORATION  
ATTENTION: ASSUMPTION DEPARTMENT  
10500 KINCAID DRIVE, STE 300  
FISHERS, IN 46037  
Permanent Index Number: PARCEL # 13344110320000

Loan No: 0145394276

Data ID: 152

**ASSUMPTION AND RELEASE OF LIABILITY AGREEMENT**

MIN: 10 0277210115261751 MERS Phone: 1-888-679-MERS (6377)

THIS AGREEMENT, made this December 27, 2022, between SHANTALL BOND , AN UNMARRIED WOMAN, whose address is 1820 N KEELER AVE, CHICAGO, IL 60639 (the "Transferor"); and JORDAN A BOND , AN UNMARRIED MAN , whose address is 1820 N KEELER AVE, CHICAGO, IL 60639 (the "Transferee"); and FREEDOM MORTGAGE CORPORATION, 10500 KINCAID DRIVE STE 300, FISHERS, INDIANA 46037 (the "Lender"); MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., whose address is P.O. Box 2026, Flint, MI 48501-2026, acting solely as nominee for AMERISAVE MORTGAGE CORPORATION 3525 PEIDMONT ROAD NE, 8 PIEDMONT CENTER SUITE 600, ATLANTA, GA 30305, its successors and assigns (the "Mortgagee");

WITNESSETH:

WHEREAS:

A Note in the principal sum of \$420,000.00 was executed by JORDAN BOND AND SHANTALL BOND, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY ("Original Obligor(s)") on September 15, 2022, and delivered unto AMERISAVE MORTGAGE CORPORATION 3525 PEIDMONT ROAD NE, 8 PIEDMONT CENTER SUITE 600, ATLANTA, GA 30305 for payment of this sum together with interest at the rate and upon the terms as more fully set forth in the Note; and

A Deed of Trust/Mortgage/Security Deed ("Security Instrument") was also executed, acknowledged and delivered to Mortgagee of even date therewith, which Security Instrument was recorded in DOCUMENT # 2225845101 ON SEPTEMBER 15 , 2022 of the Official Records of the County Recorder's or Clerk's Office of COOK COUNTY, ILLINOIS, and which Security Instrument covered the premises described as follows:



Handwritten mark resembling a stylized '0' or 'D'.

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**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF**

Commonly known as: 1820 N KEELER AVE, CHICAGO, IL 60639

Lender is the holder of the Note and Mortgagee, acting as nominee for Lender, is the holder of the Security Instrument and subsequent modifications thereof, if any (collectively the "Mortgage").

Transferor is to convey the premises described above to Transferee, and Transferee desires to assume payment of the Note and assume the terms of the Security Instrument; and

NOW, THEREFORE, in consideration of the mutual promises of the Parties hereto and other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties do hereby covenant and agree as follows:

1. Lender and Mortgagee agree not to exercise the right to declare all sums secured by the Security Instrument to be immediately due and payable by reason of the anticipated transfer. .

2. Lender unequivocally accepts Transferee as the primary obligor to pay the remaining indebtedness as set forth below

3. Transferee does hereby assume all obligations under the Mortgage and further assumes and agrees to pay the principal sum of the indebtedness evidenced by the Note which has a current principal balance of **\$401,810.00**, together with interest thereon at the present rate of **2.875%** per annum, in equal monthly installments of **\$1,742.55**, including interest, on the first day of each month beginning **January 1, 2023**, together with any amounts required for escrow deposits all as set forth in the Security Instrument. A final installment equal to the entire remaining indebtedness of the obligation shall be due and payable on **January 1, 2051**. Subsequent to this Assumption and Release of Liability Agreement, adjustments to the interest rate and payment amount, if any, shall be made according to the terms of the Mortgage or this Agreement. A copy of the Note and subsequent modifications thereof, if any, are attached hereto and made a part hereof for all purposes.

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P+0145394276+6846+02+08+ASMPREL

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4. Transferor hereby relinquishes and transfers to Transferee all Transferor's interest in any monies which may be held by Lender as escrow deposits for the purposes of application to taxes, assessments, fire, or other insurance premiums, or any other purposes for which deposits are being required by Lender. Transferee assumes the liability for payment of any unpaid taxes, assessments, fire, or other insurance premiums and agrees to continue making monthly deposits for such purposes if required by the Note and Security Instrument.

5. Lender and Mortgagee do hereby relieve and release Original Obligor(s) of and from any and all further liability or obligation to make the payments provided for pursuant to the terms of the Mortgage. It is expressly understood and agreed by the Parties hereto that this Agreement shall not be deemed to be or construed as a release of the indebtedness nor shall anything herein contained in any manner or form impair the validity of the lien of the Security Instrument.

6. There are no offsets or defenses to the Mortgage or to the amount of the debt as hereinbefore set forth.

7. Except as modified by this Agreement, all the provisions of the Mortgage are and shall remain in full force and effect and shall be performed by Transferee as if these agreements had been originally executed by Transferee.

8. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their legal representatives, heirs, administrators, executors, successors and assigns.

IN THE EVENT this Agreement is not executed by Transferor, Transferee is nevertheless bound by this Agreement.

IN WITNESS WHEREOF, the undersigned parties have executed this Assumption and Release of Liability Agreement.



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Transferor:

Shantall Bond.....(Seal)  
SHANTALL BOND—Seller

### ACKNOWLEDGMENT

STATE OF ~~ILLINOIS~~  
COUNTY OF

Illinois §  
Cook §

The foregoing instrument was acknowledged before me this 17th day of December, 2016 by

SHANTALL BOND

[Signature]  
Notary Public  
GRACE J HERSH  
(Printed Name)

My commission expires: 28 Sept 2024



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Loan No: 0145394276

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Transferee:

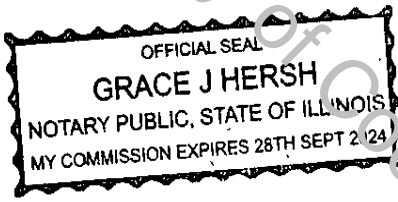
*Jordan A Bond*  
.....(Scal)  
JORDAN A BOND —Borrower

### ACKNOWLEDGMENT

STATE OF ~~TEXAS~~ *Illinois* § *JAB*  
COUNTY OF *Cook* §

The foregoing instrument was acknowledged before me this *27th* day of *November*, 20*24*, by JORDAN A BOND

*Grace J Hersh*  
\_\_\_\_\_  
Notary Public  
*GRACE J HERSH*  
\_\_\_\_\_  
(Printed Name)



My commission expires: *28 Sept 2024*

*Cook County Clerk's Office*



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Loan No: 0145394276

Data ID: 152

Lender:

FREEDOM MORTGAGE CORPORATION

By: [Signature]

Its: Hannah Hutton/Processor  
(Printed Name and Title)

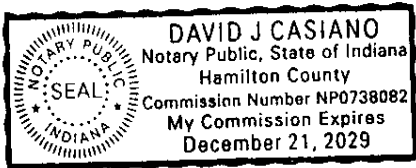
Property of Cook County Clerk's Office

### ACKNOWLEDGMENT

STATE OF Indiana  
COUNTY OF Hamilton

§  
§

The foregoing instrument was acknowledged before me this  
January 30<sup>th</sup>, 20 23,  
by Hannah Hutton  
Processor of FREEDOM MORTGAGE CORPORATION, A New  
Jersey Corporation, on behalf of the entity.



[Signature]  
Notary Public  
David J. Casiano  
(Printed Name)  
My commission expires: 12/21/2029



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Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Mortgagee, as nominee for AMERISAVE MORTGAGE CORPORATION 3525 PEIDMONT ROAD NE, 8 PIEDMONT CENTER SUITE 600, ATLANTA, GA 30305, its successors and assigns

By: 

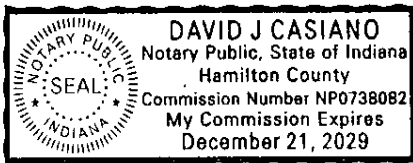
Its: Hannah Hutton / Assistant Secretary  
(Printed Name and Title)


Property of Clerk's Office

### ACKNOWLEDGMENT

STATE OF Indiana §  
COUNTY OF Hamilton §

The foregoing instrument was acknowledged before me this January 3rd, 2023,  
by Hannah Hutton,  
Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., on behalf of the entity.



  
Notary Public  
David J. Casiano  
(Printed Name)  
My commission expires: 12/21/2029



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Loan No: 0145394276

Data ID: 152

Borrower: JORDAN A BOND

Property Address: 1820 N KEELER AVE, CHICAGO, IL 60639

## LEGAL DESCRIPTION

Paste final legal description here then photocopy.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387





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## EXHIBIT 'A'

File No.: 28482 (ky)

Property: 1820 N KEELER AVE, CHICAGO, IL 60639

**LOTS 31 AND 32 IN BLOCK 13 IN GARFIELD SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**A.P.N. 13-24-411-032-0000**

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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