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RECORDING COVER SHEET

Doc#: 2316041145 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/09/2023 02:34 PM Pg: 1 of 5

Assignment of Mortgage

LOT 5 IN HOBAN'S PALOS OAK RIDGE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 581.20 FEET OF THE NORTH 1162.70 FEET LYING WEST OF THE WEST LINE OF MCCARTHY ROAD (EXCEPT THE SOUTH 200 FEET LYING EAST OF THE WEST 598.76 FEET THEREOF) OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 7801 Oak Ridge Drive, Palos Park IL 60464

PIN: 23-25-300-074-0000

This instrument was prepared by and mail to: ISAAC C. FRANCO, 11950 S. Harlem Ave. #101, Palos Heights, IL 60463

FIDELITY NATIONAL TITLE 0023010595

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ASSIGNMENT OF MORTGAGE

This Assignment of Mortgage ("Assignment") is made on May 26, 2023 by and between JOHN SCHIERA ("Assignor") and JOHN G. SCHIERA AS TRUSTEE OF THE JOHN G. SCHIERA DECLARATION OF TRUST DATED 5/26, 2023 ("Assignee").

WHEREAS, Assignor is the holder of a certain mortgage dated December 4, 2020, ("Mortgage") securing a note in the original principal amount of \$140,000.00 ("Principal Amount"), executed by ELLEN MCDONALD ("Borrower") in favor of Assignor.

WHEREAS, Assignor desires to assign, transfer and convey all its right, title, and interest in and to the Mortgage to Assignee.

NOW, THEREFORE, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby assigns, transfers and conveys to Assignee all its right, title and interest in and to the Mortgage.

Assignor represents and warrants to Assignee that:

1. Assignor has the right to assign the Mortgage;
2. The Mortgage is a valid and enforceable lien on the property described therein;
3. There are no defenses, counterclaims, or offsets to the Mortgage;
4. The Borrower has not made any payments or otherwise satisfied the Mortgage in full; and
5. There are no other mortgages, liens, or encumbrances on the property that would have priority over the Mortgage.

Assignee acknowledges and agrees that it is acquiring the Mortgage without any representation or warranty other than those expressly set forth in this Agreement.

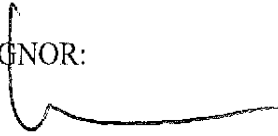
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Assignee agrees to indemnify and hold Assignor harmless from and against any and all losses, damages, costs, and expenses, including reasonable attorneys' fees, incurred by Assignor as a result of any breach of the representations and warranties made by Assignee in this Assignment.


This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successor and assigns.

This Assignment shall be governed by and construed in accordance with the laws of the State of Illinois, and any disputes arising under this Assignment shall be resolved in the courts of Cook County, Illinois.

IN WITNESS WHEREOF, the parties hereto have executed this Assignment as of the date first above written.

ASSIGNOR:


JOHN SCHIERA

ASSIGNEE:


JOHN G. SCHIERA AS TRUSTEE
AFORESAID

THIS DOCUMENT PREPARED BY:

ISAAC C. FRANCO
OZINGA CAMPBELL LORD & FRANCO
11950 S. Harlem #101
Palos Heights, IL 60463

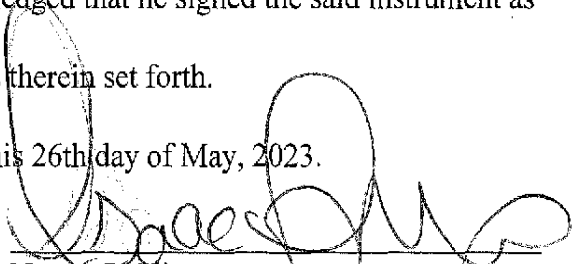
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ISAAC C. FRANCO, a Notary Public, hereby certify that JOHN^G SCHIERA is personally known to me to be the same person whose name is signed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of May, 2023.



Notary Public



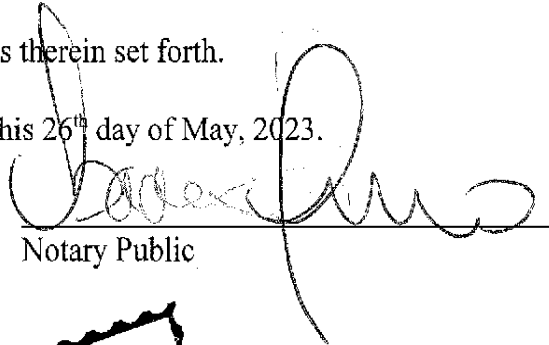
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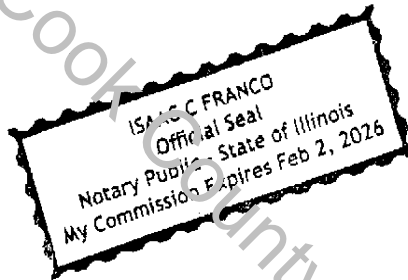
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ISAAC C. FRANCO, a Notary Public, hereby certify that JOHN^G SCHIERA AS TRUSTEE OF THE JOHN G. SCHIERA DECLARATION OF TRUST DATED 5/26/23 is personally known to me to be the same person whose name is signed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of May, 2023.



Notary Public



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