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Doc# 2317246035 Fee \$93.00

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/21/2023 11:47 AM PG: 1 OF 4

THIS DOCUMENT WAS PREPARED
BY AND AFTER RECORDING
RETURN TO:

Daniel G. Coman
Ice Miller LLP
2300 Cabot Drive
Suite 455
Lisle, Illinois 60532

ASSIGNMENT AND ASSUMPTION OF MORTGAGE

THIS ASSIGNMENT AND ASSUMPTION OF MORTGAGE is entered into on June 9, 2023, between SCOTT D. POULTER, as Trustee of the DIANE M. POULTER FAMILY TRUST ("Assignor") and SCOTT D. POULTER, as Trustee of the SCOTT D. POULTER TRUST, as amended ("Assignee").

RECITALS

WHEREAS, Assignor made a loan to Matthew Poulter and Julia Birkinbine-Poulter ("Matthew and Julia"), on June 14, 2019, in the principal amount of One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00), which loan was evidenced by that certain Installment Note dated June 14, 2019 from Assignor to Matthew and Julia (the "Note") and was secured by a Mortgage dated June 14, 2019 by Matthew and Julia (as Mortgagor) on the property commonly known as 221 East Cullerton, Unit 417, Chicago, Illinois 60616 (the "Mortgage"); and

WHEREAS, Assignor desires to assign and Assignee desires to assume the Mortgage on the terms provided for herein.

NOW, THEREFORE, in consideration of ten dollars (\$10.00), the covenants hereinafter contained, and other good and valuable consideration the receipt and sufficiency of which is acknowledged, it is agreed as follows:

1. Assignment. Assignor does hereby assign, convey and transfer unto Assignee, all of the right, title, interest, claim or demand whatsoever which the undersigned may have in, through or by the documents listed below (the "Mortgage"), which relate to and encumber the property legally described in the attached Exhibit A (the "Property") together with all appurtenances and privileges thereunder belonging or appertaining:

Document	Date of Document	Document No.	Date of Recording in Cook County, Illinois
Mortgage	June 14, 2019	1917134004	June 20, 2019

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2. Assumption. Assignee hereby accepts the foregoing assignment of the Mortgage from Assignor, and assumes and agrees to perform and discharge all of the obligations of Assignor set forth in the Mortgage. From the date hereof, Assignee shall be deemed to be the Mortgagor under the Mortgage, as if it were the original Mortgagor thereunder.

3. Disclaimer. Assignor makes no warranties or representations of any kind whatsoever with respect to the Mortgage, its accuracy, completeness or enforceability, the validity of any security interest purportedly granted thereby or the perfection or priority of any such security interest. Assignor will promptly after execution hereof deliver to Assignee copies of the Mortgage, but any failure to so deliver any such documents shall not affect the validity of the assignment made hereby.

[signatures appear on the following page]

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IN WITNESS WHEREOF, the undersigned have executed this Assignment and Assumption of Mortgage as of the date first written above.

ASSIGNOR:

DIANE M. POULTER FAMILY TRUST

By: *Scott D. Poulter, Trustee*
Scott D. Poulter, Trustee

ACCEPTANCE OF ASSIGNMENT

ASSIGNEE:

SCOTT D. POULTER TRUST DATED JUNE 4, 2009

By: *Scott D. Poulter, Trustee*
Scott D. Poulter, Trustee

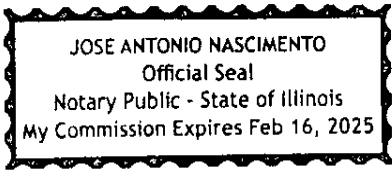
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

BEFORE ME, the undersigned authority, on this day personally appeared SCOTT D. POULTER, individually and Trustee of the Diane M. Poulter Family Trust, as amended, who is personally known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he signed and delivered the foregoing instrument as his free and voluntary act and as the free and voluntary act for the purposes and uses therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9 day of JUN 2023, 2023.

[Signature]
Notary Public in and for the State of Illinois

My Commission Expires: 02-16-2025



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EXHIBIT A

LEGAL DESCRIPTION

UNIT 417 AND PARKING SPACE 101 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PRAIRIE AND CULLERTON LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0011008039 IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 221 E. Cullerton Street, #417, Chicago, Illinois 60616

PIN: 17-22-314-033-1035 (VOL. 512) and 17-22-314-033-1191

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