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Doc#: 2321413265 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/02/2023 02:33 PM Pg: 1 of 3

Prepared By and Return To:
Maged Farag
Collateral Department
Meridian Asset Services, LLC
3201 34th Street South, Suite 310
St. Petersburg, FL 33711
(239) 351-2442

APN/PIN# 16-26-110-033-0000

Space above for Recorder's use

Loan No: 4612232



19796117

ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **COMMUNITY LOAN SERVICING, LLC, F/K/A BAYVIEW LOAN SERVICING, LLC**, whose address is **4425 PONCE DE LEON BLVD., 5TH FLOOR, CORAL GABLES, FL 33146**, (ASSIGNOR), does hereby grant, assign and transfer to **UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR PRL TITLE TRUST II**, whose address is **120 SOUTH SIXTH ST. SUITE 1400, MINNEAPOLIS, MN 55402**, (ASSIGNEE), its successors, transferees and assigns forever, all beneficial interest under that certain mortgage, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon.

Date of Mortgage: 9/24/2007

Original Loan Amount: \$219,857.36

Executed by (Borrower(s)): **ADELA GUZMAN & ROGELIC GUZMAN**

Original Lender: **CITIFINANCIAL SERVICES, INC.**

Filed of Record: In Book/Liber/Volume N/A, Page N/A

Document/Instrument No: **0726839184** in the Recording District of Cook, IL, Recorded on 9/25/2007.

Legal Description: SEE EXHIBIT "A" ATTACHED

Property more commonly described as: **2448 S HARDING AVE, CHICAGO, ILLINOIS 60623**

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.

Date: 7/20/2023

COMMUNITY LOAN SERVICING, LLC, F/K/A BAYVIEW LOAN SERVICING, LLC, BY MERIDIAN ASSET SERVICES, LLC, ITS ATTORNEY-IN-FACT

By: **RICHARD NEEFE, JR.**
Title: **VICE PRESIDENT**

Witness Name: **JANICE ALANIS**

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A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

State of **FLORIDA**
County of **PINELLAS**

On 7/20/2023, before me, **JUSTIN CALITRO**, a Notary Public, personally appeared **RICHARD NEEFE, JR., VICE PRESIDENT** of/for **MERIDIAN ASSET SERVICES, LLC, AS ATTORNEY-IN-FACT FOR COMMUNITY LOAN SERVICING, LLC, F/K/A BAYVIEW LOAN SERVICING, LLC**, personally known to me, or who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of **FLORIDA** that the foregoing paragraph is true and correct. I further certify the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization and that **RICHARD NEEFE, JR.**, signed, sealed, attested and delivered this document as a voluntary act in my presence.

Witness my hand and official seal.

(Notary Name) **JUSTIN CALITRO**
My commission expires: **5/3/2027**



JUSTIN CALITRO
Notary Public
State of Florida
Comm# HH39424
Expires 5/3/2027

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EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE TO WIT: LOT 16 IN THE SUBDIVISION OF BLOCK 5 IN S. J. OLIVERS ADDITION TO CHICAGO BEING THAT PART OF WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES SOUTH OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD IN COOK COUNTY, ILLINOIS.
PIN # 16-26-110-033-0000

BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY WARRANTY DEED FROM MIGUEL A. GUEVARA AND ROSE E. GUEVARA TO ROGELIO GUZMAN AND ADELA GUZMAN JOINT TENANTS, DATED 11/01/1992 RECORDED ON 11/30/1992 IN DOCUMENT NO 92893657, IN COOK COUNTY RECORDS, STATE OF IL.