

# UNOFFICIAL COPY

Doc#: 2325608014 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/13/2023 08:10 AM Pg: 1 of 2

## Recording Requested By:

**When Recorded Mail To:**  
C.Riggsby  
2860 EXCHANGE BLVD., SUITE 100  
SOUTHLAKE, TX, 76092

Loan #: 1776290  
TS Ref #: 001418000001475  
Client Ref #: 001776290B



## CORPORATE ASSIGNMENT OF MORTGAGE

IL/COOK

Assignment Prepared on: July 22, 2022

**Assignor:** KOITERE DISPOSITIONS, LLC, at 4425 PONCE DE LEON BLVD., 5TH FLOOR, CORAL GABLES, FL, 33146

**Assignee:** PARK TREE INVESTMENTS 25, LLC, at 9450 SW GEMINI DR, PMB 49971, BEAVERTON, OR, 97008-7105

For value received, the Assignor does hereby grant, sell, assign, transfer and convey, unto the above-named Assignee all interest under that certain Mortgage Dated: 4/9/2003, in the amount of \$29,187.53, executed by ROSA SANTAMARIA VARGUS to CITIFINANCIAL SERVICES, INC. as described in said Mortgage and Recorded: 4/11/2008, Document #: 0810255093 in COOK County, State of Illinois.

Property Address: 808 JUNE WAY AVE, DEERFIELD, IL, 60015

Parcel No.: 15-34-107-013-0000

Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE TO-WIT: LOT 6 (EXCEPT THE NORTH 42.11 FEET THEREOF) AND ALL OF LOT 7 IN BLOCK 7, IN HORATIO GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33 AND OF PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN TOWN OF VERNON, LAKE COUNTY, ILLINOIS. PIN # 15-34-107-013

BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY DEED FROM ROBERT M. SPAGNOLI AS TRUSTEE UTA DATED 12/27/2002 AKA TRUST 1 TO ROSA SANTAMARIA VARGUS, DATED 10/24/2003 RECORDED ON 01/12/2004 IN DOCUMENT NO 5474974, IN COOK COUNTY RECORDS, STATE OF IL.

TO HAVE AND TO HOLD, the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above-described Mortgage.

Orion Financial Group Inc.



VARGUS, ROSA SANTAMARIA 22118425

PT25/AOM/OPD/SFR  
PARK TREE INVESTMENTS 25, LLC

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KOITERE DISPOSITIONS, LLC

On: JUL 27 2022

By: [Signature]

Name: PETER L. SUAREZ

Title: ASSISTANT VICE PRESIDENT

State of FLORIDA  
County of MIAMI-DADE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this JUL 27 2022, by, PETER L. SUAREZ, ASSISTANT VICE PRESIDENT, of KOITERE DISPOSITIONS, LLC a FLORIDA corporation, on behalf of the corporation. He is personally known to me.

WITNESS my hand and official seal.

[Signature]  
Isabel Molina  
Notary Expires: 5/7/2023 / #: GG 331968



Document Prepared by: ISABEL MOLINA, COMMUNITY LOAN SERVICING, LLC, 4425 PONCE DE LEON BLVD, 5TH FLOOR, CORAL GABLES, FL, 33146, (800) 457-5105  
IL/COOK

Property of Cook County Clerk's Office