

# UNOFFICIAL COPY

Doc#: 2327706302 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/04/2023 02:33 PM Pg: 1 of 3

Recording Requested By/Return to:

Orion Financial Group, Inc.  
2860 Exchange Blvd. # 100  
Southlake, TX 76092

This Instrument was prepared by: Stacie Wagner, Visio Financial Services Inc., 1905 Kramer Lane, #B700, Austin, TX 78758

## ASSIGNMENT OF PURCHASE MONEY MORTGAGE

Loan No.: 1498241  
Atlas-BLU 17

KNOW ALL MEN BY THESE PRESENTS: THAT **Investor Mortgage Finance LLC** existing under the laws of the State of Delaware, residing or located at 1905 Kramer Lane, Ste. B700, in the City of Austin in the County of Travis and in the State of TX, herein designated as the Assignor, for and in consideration of the sum of ONE DOLLAR and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents assign to **Wilmington Savings Fund Society, FSB**, not in its individual capacity but solely as **Owner Trustee of Residential Credit Opportunities Trust II** residing or located at 1905 Kramer Lane, Suite B700, Austin, TX 78758 herein designated as the Assignee, a certain PURCHASE MONEY MORTGAGE dated 7/18/2023, made by Borrower: **SATNAAM HOUSING LLC**, an Illinois Limited Liability Company, Trustee: N/A, Original Lender: **Investor Mortgage Finance LLC**, on real property located at

**1305 Kingsbury Dr Unit E, Hanover Park, IL 60133**  
Parcel: 07-30-302-002-1101, Alternative Parcel, if applicable: N/A  
County of Cook and State of IL,

to secure payment of the sum of \$138,600.00 which PURCHASE MONEY MORTGAGE is recorded in the Clerk's office of the County of Cook in IL on 7/26/2023 in Instrument 2320713120, Book -, Page -.

TOGETHER with the Bond, Note or other Obligation therein described, and the money due and to grow due thereon, with the interest. TO HAVE AND TO HOLD the same unto the said Assignee forever, subject only to all the provisions contained in the said PURCHASE MONEY MORTGAGE and the Bond, Note or other Obligation. AND the said Assignor hereby constitutes and appoints the Assignee as the Assignor's true and lawful attorney, irrevocable in law or in equity, in the Assignor's name, place and stead but at the Assignee's cost and expense, to have, use and take all lawful ways and means for the recovery of all the said money and interest; and in case of payment, to discharge the same as fully as the Assignor might or could do if these presents were not made.

AND the Assignor covenants that there is now due and owing the said PURCHASE MONEY MORTGAGE and the Bond, Note or other Obligation secured thereby, the sum of \$138,600.00 principal with interest thereon to be computed at the rate of 8.325 % per year from 7/18/2023, and there are no set-offs, counter claims or defenses against the same, in law or in equity, nor have there been any modifications or other changes in the original terms thereof, other than as stated herein.

In all references herein to any parties, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Orion Financial Group Inc.



SATNAAM HOUSING LLC, . 23055457  
VISIO/AOM/OPD/CS-BLU/EREC

## UNOFFICIAL COPY

Loan No.: 1498241  
Atlas-BLU 17


IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of PURCHASE MONEY MORTGAGE on 7/26/2023.

Signed, Sealed and Delivered in the presence of or attested by:

INVESTOR MORTGAGE FINANCE LLC

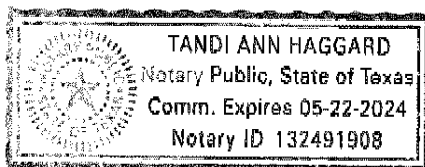
  
Witness: Brooke Casas

  
Witness: Oscar Ayala

  
By: Stacie Wagner  
As Is: Authorized Representative

STATE OF TEXAS  
COUNTY OF TRAVIS

I certify and acknowledge that on 7/26/2023, before me, the undersigned, personally appeared Stacie Wagner, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity and is authorized on behalf of the entity, as Authorized Representative of Investor Mortgage Finance LLC its successors and assigns on behalf of said corporation, that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the County of Travis State of Texas.



  
NOTARY PUBLIC – Tandi Ann Haggard  
My Commission Expires 5/22/2024

# UNOFFICIAL COPY

## Exhibit A Legal Description

Loan: 1498241

Property Location			County
	1498241	1305 Kingsbury Dr Unit E, Hanover Park, IL 60133	Cook
Parcel No.	07-30-302-002-1101		
UNIT E AND GARAGE E IN BUILDING 17, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF HANOVER SQUARE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 21916568, IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.			