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Doc#: 2401246172 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/12/2024 02:38 PM Pg: 1 of 4

Assignment of Mortgage

Recording Requested by:

Nicole Brown / Nextres LLC

When Recorded Return to: Nextres LLC

12 Penns Trail Ste 138 Newtown, PA 18940

Loan Number: 7001645

County Parcel Number: 20-03-117-015-0000

Property Address: 4114 Martin Luther King Jr Dr, Chicago, IL 60653

This ASSIGNMENT OF MORTGAGE ("Assignment") is made by Nextres, LLC, a Delaware Limited Liability Company (LLC) who has an address of 12 Penns Trail Ste 138 Newtown, PA 18940 ("Assignor"), to Saluda Grade Mortgage Funding LLC, a Delaware Limited Liability Company (LLC) who has an address of 5 Bryant Park, 23rd Floor, New York, NY 1018 ("Assignee").

FOR VALUE RECEIVED, Assignor hereby sells, grants, assigns, transfer and convey unto the above named Assignee any and all of its right, title and interest in and under that certain Mortgage, dated 08/23/2023 in the amount of \$460,114.00 executed by ACG Real Estate Inc to Nextres, LLC, and recorded on 8/29/2023 in the Official Records of Cook County, Illinois in Instrument: 2374115011, and as a lien on that certain real property described on Exhibit A, attached here to and made a part hereof. For purposes of clarification, Assignee hereby owns 100% interest in and to that certain Security Instrument.

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Acknowledgement

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 PA)

) ss

County of Bucks

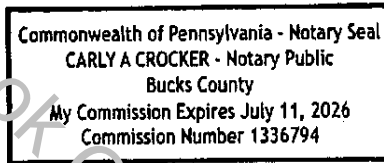
On 8/23/2023 before me, Carly A Crocker, a Notary Public, personally appeared Nicole Brown, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized 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 PA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Carly A Crocker

Notary Public



(Seal)

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Exhibit A

LOT 8 (EXCEPT THE SOUTH 4 FEET THEREOF) IN BLOCK 1 IN J. YOUNG SCAMMON'S SOUTH PARK BLVD.
SUBDIVISION

OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP
38

NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 4114 S Martin Luther King Dr, Chicago, IL 60653

PIN# 20-03-117-015-0000

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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Report Mortgage Fraud

844-768-1713

23 BAR 58581



2324115011

Doc# 2324115011 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/29/2023 11:45 AM PG: 1 OF 13

The property identified as: PIN: 20-03-117-015-0000

Address:

Street: 4114 Martin Luth King Jr Dr

Street line 2:

City: Chicago

State: IL

ZIP Code: 60653

Lender: Nextres, LLC

Borrower: ACG Real Estate, Inc.

Loan / Mortgage Amount: \$460,114.00

This property is located within the program area and is exempt from the requirements of 765 ILCS 77/70 et seq. because it is not owner-occupied.

Certificate number: 8492E047-05A4-46BF-8730-CDB7B337A2AB

Execution date: 8/23/2023