

UNOFFICIAL COPY

Doc#: 2415214246 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/31/2024 12:56 PM Pg: 1 of 3

PREPARED BY: LAUREN WILCOX
RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:
NDF1, LLC
2 N TAMIAMI TRAIL, SUITE 101
SARASOTA, FL 34236

PIN# 26-31-405-014

Space above this line for recorder's use only

ASSIGNMENT OF MORTGAGE

For Valuable Consideration, the undersigned beneficiary **NDF1, LLC**, is 2 N Tamiami Trail, Suite 101, Sarasota, Florida 34236 (Assignor) hereby grants and assigns, without recourse to **BEQUEST FUNDS, LLC** whose address is 2 N Tamiami Trail, Suite 101, Sarasota, Florida 34236 (Assignee) all of the Assignor's rights, title and its interest under that certain (i) Mortgage executed by **NICK TSAVALAS & CHRISTINA TSAVALAS**, date **12/1/2006**, for the sum of **\$40,200.00** and recorded in the Official Records of the State of **IL**, County of **COOK**, on **12/21/2006**, Book **N/A**, Page **N/A**, Instrument/Document # **0635541038**. See attached Exhibit "A".

All documentary stamp taxes due and payable or to become due and payable pursuant to s.201.22 F.S. have been paid.

Property Address: 13439 S BRANDON AVE., CHICAGO, IL 60633

IN WITNESS WHEREOF, the assignor has executed these presents on this 1 day of

Nov, 2023


Witness: Matthew Prince

NDF1, LLC


By: Shawn Muneio

Its: Managing Partner

UNOFFICIAL COPY

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.

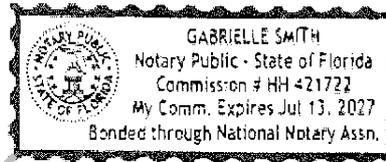
STATE OF FL
COUNTY OF Sarasota

On November 1, 2023 before me, Gabrielle Smith personally appeared Shawn Howard, 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 FL that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Gabrielle Smith
Signature



(Seal)

Notary Public - State of Florida
Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

The land referred to in this Commitment is described as follows:

LOTS 33 IN BLOCK 1 IN SUBDIVISION BY THE CALUMET CHICAGO CANAL AND DOCK COMPANYS OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTHEAST OF THE RAILROAD AS PER PLAT THEREOF RECORDED IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS IN BOOK 19 OF PLATS, PAGE 12, IN COOK COUNTY, ILLINOIS.

Parcel ID Number: 26-31-403-014