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Doc#: 2416424273 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/12/2024 11:07 AM Pg: 1 of 5

ASSIGNMENT OF MORTGAGE

PREPARED BY:

Diaz Anselmo & Associates, LLC
1771 West Diehl Road, Suite 120
Naperville, IL 60563

MAIL TO:

Diaz Anselmo & Associates, LLC
1771 West Diehl Road, Suite 120
Naperville, IL 60563

FOR VALUE RECEIVED, the receipt, adequacy, and sufficiency of which are hereby acknowledged, NEW RESIDENTIAL MORTGAGE LLC hereby spreads of record the assignment and transfers to NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, 75 Beattie Place, Suite 300, Greenville, SC 29601, all its right, title, and interest in and to a certain Mortgage dated April 26, 2001 and recorded on June 6, 2001 as document number 0010484457, in the Cook County Recorder's Office, for the sum of \$92,000.00 executed by CHARLEY LEMON, JR. to DRAPER AND KRAMER MORTGAGE CORP.

The legal description of the property being assigned is:

LOT 253 IN J.E. MERRION'S COUNTRY CLUB HILLS, UNIT NO. 8, A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SAID NORTH WEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 28-34-107-022-0000

Address of Real Estate: 4600 W. 176th St., Country Club Hills, IL 60478

This instrument serves to memorialize the transfer of this mortgage loan which has previously taken place.

IN WITNESS WHEREFORE, this Assignment is executed this 31 day of May, 2024

Atley/S 5.31.2024

NEW RESIDENTIAL MORTGAGE LLC by NEWREZ LLC f/k/a New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing, attorney in fact

Given under my hand and official seal,

this 31 day of May, 2024

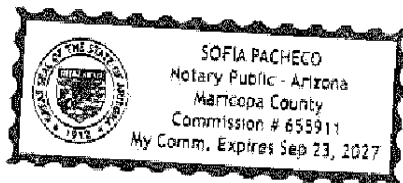
Commission expires 9/23 2027

Sofia Pacheco
NOTARY PUBLIC


Sofia Pacheco

State of Arizona, County of Maricopa. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that an agent of NEW RESIDENTIAL MORTGAGE LLC, by NEWREZ LLC f/k/a New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing, attorney in fact personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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 P/ATTY Book: DE 2589 Page: 4992 - 4995 4 Pgs
 March 13, 2020 12:49:14 PM
 Rec: \$25.00
 FILED IN GREENVILLE COUNTY, SC *T. J. H. H. H.*

LIMITED POWER OF ATTORNEY

New Residential Mortgage LLC (the "Owner/Servicer"), a Delaware limited liability company, whose address is 1345 Avenue of the Americas, 45th Floor, New York, New York 10105, constitutes and appoints New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing (the "Subservicer"), a Delaware limited liability company, its true and lawful attorney-in-fact, in its name, place and stead, in each case in accordance with the terms of that certain Subservicing Agreement entered into between Owner/Servicer and Subservicer on November 29, 2017 (the "Subservicing Agreement"), to take the following designated actions in connection with any mortgage loan or real estate owned property (each, a "Mortgage Loan") owned by the Owner/Servicer and subserviced by the Subservicer pursuant to the Subservicing Agreement:

1. receive, endorse and collect all checks or other instruments and satisfactions of Mortgage Loan or other security instruments;
2. execute any document/instrument to assign or endorse any Mortgage, deed of trust, promissory note or other instrument related to the Mortgage Loans;
3. correct any assignment, mortgage, deed of trust or promissory note or other instrument related to the Mortgage Loans;
4. complete and execute lost note affidavits or other lost document affidavits related to the Mortgage Loans;
5. issue title requests and instructions related to the Mortgage Loans;
6. declare defaults with respect to a Mortgage Loan or Mortgaged Property;
7. give notices of intention to accelerate and of acceleration and of any notice as reasonably necessary or appropriate;
8. post all notices as required by law and the Mortgage Loan Documents, including the debt instruments and the instruments securing a Mortgage Loan in order to foreclose or otherwise enforce the security instruments;
9. pursue appropriate legal action and conduct of the foreclosure or other form of sale and/or liquidation, issue binding instructions with respect to such sale, executing all documents including all deeds and conveyances necessary to effect such sale and/or liquidation; provided that the Subservicer shall initiate all actions, suits and / or proceedings solely in Grantor's name and shall indicate Subservicer's representative capacity;
10. conduct eviction or similar dispossessory proceedings;
11. take possession of collateral in Grantor's name on behalf of Grantor;



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12. execute any documents or instruments necessary for the offer, listing, closing of sale, and conveyance of Mortgaged Property by foreclosure or other process, including but not limited to grant, warranty, quit claim and statutory deeds or similar instruments of conveyance;
13. execute any documents or instruments in connection with any bankruptcy or receivership of an obligor or mortgagor on a Mortgage Loan;
14. file suit and prosecute legal actions against all parties liable for amounts due under a Mortgage Loan, including but not limited to, any deficiency amounts due following foreclosure or other acquisition or disposition of Mortgaged Property;
15. prepare, collect, and execute all necessary documents to file claims with insurers, Agencies, prior servicers, originators, and other contract counterparties on behalf of Grantor;
16. assign, convey, accept, or otherwise transfer the interest in any Mortgaged Property on behalf of Grantor; and
17. take such other actions and exercise such rights which may be taken by Grantor with respect to any Mortgaged Property, including but not limited to, realization upon all or any part of a Mortgage Loan or any collateral therefor or guaranty thereof.

The Owner/Servicer further grants to the Subservicer as its attorney-in-fact full authority to act in any manner both proper and necessary to exercise the foregoing powers, and ratifies every act that the Subservicer may lawfully perform in exercising those powers by virtue thereof.

Nothing herein shall give the attorney-in-fact hereunder the right or power to negotiate or settle any suit, counterclaim or action against the Owner/Servicer. The Owner/Servicer shall have no obligation to inspect or review any agreement or other document or item executed by the attorney-in-fact hereunder on behalf of the Owner/Servicer pursuant to this Limited Power of Attorney and as such, the attorney-in-fact hereunder expressly acknowledges that the Owner/Servicer is relying upon such attorney-in-fact to undertake any and all necessary procedures to confirm the accuracy of any such agreement, document or other item.

This Limited Power of Attorney shall continue in full force and effect unless terminated in writing by an officer of the Owner/Servicer so authorized to do so (a "Revocation").

Any third party may rely upon a copy of this Limited Power of Attorney, to the same extent as if it were an original, and shall be entitled to rely on a writing signed by the attorney-in-fact hereunder to establish conclusively the identity of a particular right, power, capacity, asset, liability, obligation, property, loan or commitment of such attorney-in-fact for all purposes of this Limited Power of Attorney, unless a Revocation has been recorded in the public records of the jurisdiction where this Limited Power of Attorney has been recorded, or unless such third party has received actual written notice of a Revocation.

No attorney-in-fact hereunder shall be obligated to furnish a bond or other security in connection with its actions hereunder.



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The Owner/Service authorizes the Subservicer, by and through any of its directors or officers, or any other employee who is duly authorized by the Subservicer as attorney-in-fact appointed hereunder, to certify, deliver, and/or record copies and originals of this Limited Power of Attorney.

If any provision of this Limited Power of Attorney shall be held invalid, illegal or unenforceable, the validity, legality or enforceability of each of the other provisions hereof shall not be affected thereby. Capitalized terms used and not defined in this Limited Power of Attorney shall have the meanings assigned to such terms in the Subservicing Agreement.

[Signature Page Follows]

Property of Cook County Clerk's Office



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IN WITNESS WHEREOF, the Owner/Service has caused this Limited Power of Attorney to be executed and subscribed in its name as of March 5, 2020.

New Residential Mortgage LLC

[Signature]

By:

Name: Nicola Santoro, Jr.

Title: Chief Financial Officer and Chief Operating Officer

WITNESS:

By: *[Signature]*
Name: Michael Tilly

WITNESS:

By: *[Signature]*
Name: RUTY WACHATI

STATE OF NEW YORK)
) ss
COUNTY OF NEW YORK)

On the 5th day of March in the year 2020 before me, the undersigned, personally appeared Nicola Santoro, Jr., personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual(s) made such appearance before the undersigned in the County of New York, State of New York.

[Signature]
Kathleen A. Halvey, Notary Public
My Commission Expires: 1/6/24

KATHLEEN A. HALVEY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HA6179532
Qualified in New York County
My Commission Expires 01-06-2024

GREENVILLE COUNTY, REGISTER OF DEEDS
CERTIFIED TO BE A TRUE AND CORRECT COPY
20200107 4:02 PM EST FILED IN THIS OFFICE

