

# UNOFFICIAL COPY

When Recorded Return To:  
Cenlar FSB C/O Nationwide Title Clearing, LLC  
2100 Alt. 19 North  
Palm Harbor, FL 34683

Doc#: 2417230072 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/20/2024 10:04 AM Pg: 1 of 2

## ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NOVUS HOME MORTGAGE, A DIVISION OF IXONIA BANK, ITS SUCCESSORS AND ASSIGNS, (ASSIGNOR), (MERS Address: P.O. Box 2026, Flint, Michigan 48501-2026) by these presents does convey, grant, assign, transfer and set over the described Mortgage, all liens, and any rights due or to become due thereon to NOVUS HOME MORTGAGE, A DIVISION OF IXONIA BANK, WHOSE ADDRESS IS 20935 SWENSON DRIVE STE 420, WAUKESHA, WI 53186 (126)229-7606 x0, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Mortgage is dated 08/17/2021, and made by VLADIMIR VOZOVoi AND SVETLANA VOZOVoi, HUSBAND AND WIFE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR NOVUS HOME MORTGAGE, A DIVISION OF IXONIA BANK, ITS SUCCESSORS AND ASSIGNS and recorded 08/31/2021 in the records of the Office of the Recorder of COOK County, Illinois, in Document # 2124349031.

Upon the property situated in said State and County as more fully described in said Mortgage or herein to wit:  
SEE EXHIBIT A ATTACHED

Parcel ID Number 03-04-400-034-1053

Property is commonly known as: 350E DUNDEE RD, BUFFALO CROVE, IL 60089.

Dated this 18th day of June in the year 2024

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NOVUS HOME MORTGAGE, A DIVISION OF IXONIA BANK, ITS SUCCESSORS AND ASSIGNS



ANGELA PAVAO

VICE PRESIDENT

All persons whose signatures appear above are employed by NTC, have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

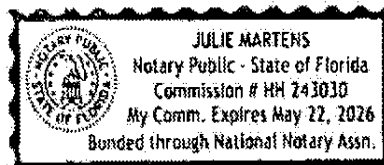
STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 18th day of June in the year 2024, by Angela Pavao as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NOVUS HOME MORTGAGE, A DIVISION OF IXONIA BANK, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



JULIE MARTENS

COMM EXPIRES: 5/22/2026



Document Prepared By: Jennifer Zak/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152

CENAV 441447486 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) DEFAULT MIN  
101551014010170892 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR  
T182406-01:34:41 [C-1] EFRMIL1



\*D0106705035\*

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## 'EXHIBIT A'

PARCEL 1: UNIT NO. 303B IN BUILDING "B" IN GROVE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 1 IN GROVE TERRACE SUBDIVISION A SUBDIVISION OF THE SOUTH 275 FEET OF THE WEST 1100 FEET OF THE EAST 1870.22 FEET OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 88401631, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES 34 AND 35 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 88401631. PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION RECORDED MARCH 29, 1988 AS DOCUMENT 88128819.



\*441447486\*



\*D0106705035\*

Property of Cook County Clerk's Office