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This instrument prepared by:

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Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 04/29/2014 01:39 PM Pg: 1 of 3

When recorded, return to:

Leitess Friedberg PC
One Corporate Center
10451 Mill Run Circle, Suite 1000
Owings Mills, MD 21117

ASSIGNMENT OF MORTGAGE AND ASSIGNMENT OF RENTS

This ASSIGNMENT OF MORTGAGE AND ASSIGNMENT OF RENTS (this "Assignment") is entered into this 31st day of March, 2014, by and between **BANCO POPULAR NORTH AMERICA**, a New York state chartered commercial bank ("Assignor"), and **ECP COMMERCIAL II, LLC**, a Delaware limited liability company ("Assignee").

Capitalized terms used herein but not otherwise defined shall have the meanings assigned thereto in the Loan Purchase and Sale Agreement executed by Assignor, as seller, and Assignee, as purchaser, dated March 20, 2014, as amended by that certain First Amendment to Loan Purchase and Sale Agreement dated March 26, 2014 and as further amended by that certain Second Amendment to Loan Purchase and Sale Agreement dated March 27, 2014 (as amended, the "Loan Sale Agreement").

In consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby bargains, sells, conveys, assigns, and transfers unto Assignee without recourse, representation or warranty, all of its right, title and interest in and to the following recorded instruments:

1. Mortgage recorded on May 23, 2003 as Document No. 0314301160, as modified by that certain Modification of Mortgage recorded on May 18, 2007 as Document No. 0713847073, as modified by that certain Modification of Mortgage recorded on July 2, 2007 as Document No. 0718308074, and as further modified by that certain Modification of Mortgage and Assignment of Rents and Leases recorded on March 27, 2013 as Document 1308616024 and re-recorded to correct the legal description on March 14, 2014 as Document 1407329059 (collectively, the "First Mortgage") of the Official Records in the office of the Recorder of Cook County, Illinois executed by Manuel Castillo, Martina Castillo and Carlos Castillo (collectively, the "Borrower") in favor of Assignor;
2. Mortgage recorded on June 6, 2007 as Document No. 0715735150, and as further modified by that certain Modification of Mortgage and Assignment of Rents and Leases recorded on March 27, 2013 as Document No. 1308616025 and re-recorded to correct the legal description on March 14, 2014 as Document 1407329058 (collectively, the "Second");

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Mortgage", and together with the First Mortgage, the "Mortgage") executed by Borrower in favor of Assignor;

3. Assignment of Rents recorded on May 23, 2003 as Document No. 0314301161 of the Official Records in the office of the Recorder of Cook County, Illinois executed by Borrower in favor of Assignor; and
4. Assignment of Rents recorded on June 6, 2007 as Document No. 0715735151 of the Official Records in the office of the Recorder of Cook County, Illinois executed by Borrower in favor of Assignor.

All of the above referenced instruments encumber that certain parcel of real property and all improvements thereon situated in Cook County, Illinois, being more particularly described as follows:

ADDRESS: 6310-14 Cermak Road Berwyn, Illinois 60402

PIN: 16-20-330-023-0000 and 16-20-330-024-000

LEGAL DESCRIPTION:

LOTS 19, 20, AND 21 IN BLOCK 6 IN PINKERT AND SONS' 22ND STREET SUBDIVISION OF LOT 6 IN CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

By separate and contemporaneous assignment, Assignor has assigned and conveyed to Assignee all of Assignor's right, title and interest in and to all indebtedness secured by the above instruments, including all notes and any and all other instruments evidencing such indebtedness.

[SIGNATURE PAGE FOLLOWS]

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In witness whereof, the parties have duly executed this Assignment as of the date set forth above.

ASSIGNOR:

BANCO POPULAR NORTH AMERICA, a New York state chartered commercial bank

1st Witness: M. Fernandez

Print Name: MARIA FERNANDEZ

2nd Witness: Abel Pérez

Print Name: Abel Pérez

By: [Signature]
Gary Walker, Vice President

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 20th day of March, 2014, by Gary Walker, as Vice President of Banco Popular North America, a New York state chartered commercial bank, on behalf of the bank. He is personally known to me or has produced _____ as identification.

[Signature]
Signature of Notary Public

Date Commission Expires: _____

Printed Name of Notary _____

