

UNOFFICIAL COPY



This instrument prepared by and after recording should be returned to:

RFLF 2, LLC
222 West Adams STE 1980
Chicago, IL 60606
Attention: Kevin Werner

Doc#: 1415615067 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/05/2014 01:52 PM Pg: 1 of 5

PIN: 16-23-302-007-0000

Common Address: 1653 S Springfield Ave
Chicago, IL 60623

ASSIGNMENT OF MORTGAGE AND LOAN DOCUMENTS

THIS ASSIGNMENT OF MORTGAGE AND LOAN DOCUMENTS (this "Assignment"), effective as of March 31, 2014, from Renovo Financial Loan Fund, L.L.C., a Delaware limited liability company, whose address is 222 W. Adams Street, Suite 1980, Chicago, Illinois 60606 (the "Assignor"), to RFLF 2, LLC, a Delaware limited liability company, whose address is 222 W. Adams Street, Suite 1980 Chicago, Illinois 60606 (the "Assignee").

RECITALS

WHEREAS, TMR Inc., an Illinois Corporation, (the "Debtor"), executed that certain Mortgage and Loan Documents (the "Mortgage"), dated as of March 13, 2014, and recorded in Cook County, Illinois, as Document Number 1409441017, in connection with a loan from Assignor to Debtor, to secure payment of an aggregate amount of \$77,448.00 according to the terms and provisions of that certain Promissory Note dated March 13, 2014, in the original principal amount of \$77,448.00 (as amended, supplemented, extended, restated, replaced or otherwise modified from time to time, collectively, the "Note").

WHEREAS, pursuant to that certain Contribution Agreement dated as of the date hereof, between Assignor and Assignee (the "Contribution Agreement"), among other things, Assignor and Assignee agreed to vest in Assignee good title to certain loans made by Assignor set forth on Schedule 1 attached to the Contribution Agreement by having Assignor execute and deliver to Assignee in connection with each such loan, an Allonge to Promissory Note and an Assignment of Mortgage and Loan Documents.

WHEREAS, the loan from Assignor to Debtor evidenced by the Note and the Mortgage are included on Schedule 1 to the Contribution Agreement.

UNOFFICIAL COPY

WHEREAS, the Note is being endorsed by Assignor to Assignee pursuant to that certain Allonge to Promissory Note dated as of the date hereof, from Assignor and Assignee.

WHEREAS, Assignor desires to assign to Assignee the Mortgage and all other documents executed by Debtor in connection with the Note pursuant to the terms of this Assignment.

NOW THEREFORE, for value received, the sufficiency of which is hereby acknowledged, Assignor hereby assigns unto Assignee the Mortgage and all other documents executed by Debtor in connection with the Note, together with all sums now owing or that may hereafter become due or owing in respect thereof, and the full benefit of all powers, covenants and provisos therein contained. The Mortgage encumbers that certain property situated in the County of Cook, State of Illinois, more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD, the Mortgage and the property therein and hereinafter described, unto Assignee forever, subject to the terms and conditions thereof.

This Assignment and the covenants herein shall inure to the benefit of and extend to and be binding upon the successors and assigns of the respective parties hereto.

[Signature Page Follows]

UNOFFICIAL COPY

IN WITNESS WHEREOF, Assignor has executed this Assignment of Mortgage and Loan Documents as of the day and year first above written.

RENOVO FINANCIAL LOAN FUND, L.L.C. ,
a Delaware limited liability company

By: RF Capital Management, L.L.C. its Manager

By: [Signature]

Name: _____

Title: Member

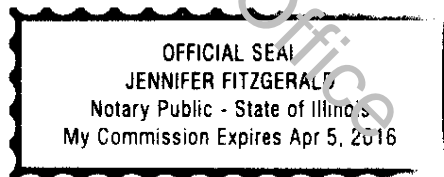
STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that MARK RATZIK, personally known to me to be a Member of RF Capital Management, L.L.C., the Manager of RENOVO FINANCIAL LOAN FUND, L.L.C., whose name is subscribed to the foregoing ASSIGNMENT OF MORTGAGE AND LOAN DOCUMENTS, appeared before me this day 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 of the limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31 day of March, 2014.

[Signature]
Notary Public

[signature page to Assignment of Mortgage]



UNOFFICIAL COPY

EXHIBIT A PROPERTY - LEGAL DESCRIPTION

Legal Description Attached

PIN No.: 16-23-302-007-0000

Common Address: 1653 S Springfield Ave
Chicago, IL 60623

Property of Cook County Clerk's Office

CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

167

ORDER NO. : 1412 008950825 LP1

- 5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:
 LOT 33 AND THE NORTH 8 FEET OF LOT 32 IN BLOCK 1 IN MOORE'S SUBDIVISION OF LOT 1
 OF THE SUPERIOR COURT PARTITION OF THE WEST 60 ACRES NORTH OF THE SOUTHWESTERN
 PLANK ROAD, OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST
 OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

