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Doc#: 1528208187 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/09/2015 10:20 AM Pg: 1 of 4

INSTRUMENT PREPARED BY:

ReadyCap Commercial, LLC
Attn: Post Closing
1320 Greenway Drive, Suite 560
Irving, TX 75038
Loan# 20000037



REF106428661A

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ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF RENTS, LOAN DOCUMENTS

FOR VALUE RECEIVED the undersigned **READYCAP COMMERCIAL, LLC, a Delaware limited liability company** (hereinafter "Assignor"), to and in favor of U.S. Bank National Association, as Trustee, for the benefit of the Holders of ReadyCap Mortgage Trust 2014-1 Commercial Mortgage Pass-Through Certificates (hereinafter "Assignee") effective as of the 17th day of October, 2014.

WHEREAS, Assignor is the current owner and holder of that certain Mortgage executed by Webster Point Properties Inc., an Illinois corporation, as Grantor and recorded on 11/15/2013, as Document No. 1331922049, in the Office of the Recorder of Cook County, Illinois ("Mortgage"), which Mortgage was delivered to Assignor to secure certain indebtedness and obligations as described in the Mortgage ("Indebtedness"), and which Mortgage encumbers that certain real property described on Exhibit "A" attached hereto and incorporated herein by this reference, which property is also known as 1820 West Webster Avenue, Chicago, IL 60614, together with a certain Assignment of Rents in favor of Assignor recorded concurrent with said Mortgage ("Assignment of Rents").

WHEREAS, the Mortgage, Assignment of Rents, and each and all of the loan, security, guaranty, and/or any other documents incident to or connected with the foregoing delivered in favor of Assignor in connection with the Mortgage and/or the Indebtedness are hereinafter collectively referred to as the "Loan Documents."

WHEREAS, for good and valuable consideration, Assignor hereby desires to absolutely assign the Loan Documents to Assignee (including without limitation the Mortgage and the Assignment of Rents).

NOW, THEREFORE, Assignor agrees as follows:

1. Assignor hereby absolutely grants, sells, assigns, transfers, and conveys to Assignee all of Assignor's right, title and interest in, to and under the Mortgage, the Indebtedness, the Assignment of Rents, and each and all of the other Loan Documents (including without limitation all evidence of Indebtedness, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Mortgage).

2. Assignor hereby represents and warrants to and covenants with Assignee as of the date of recordation hereof, concerning the Loan Documents, as follows:

a. Assignor is the true and lawful sole owner of the Loan Documents;

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(Continued)****Page 2**

- b. Assignor has full right, title and authority to make this Assignment of the Loan Documents to Assignee;
- c. Assignor has not executed any transfer, conveyance, release, discharge, satisfaction or cancellation of any of its rights under the Loan Documents;
- d. The promissory note evidencing the Indebtedness ("Note") has not been accelerated as of the date hereof;
- e. Promptly upon request by Assignee, Assignor will endorse and deliver the Note to Assignee, or its designee or order, without recourse; and
- f. Neither the Grantor under the Mortgage nor its successors, assigns, grantees nor any other persons or entities has as of the date hereof notified Assignor of, nor is Assignor aware of, any defense to the validity or enforceability of the Note, the Mortgage or the Loan Documents.
- g. The person executing this Assignment on behalf of Assignor has full power and authority to do so.

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed in manner and form sufficient to bind it as of the date of funding of the Indebtedness.

**READYCAP COMMERCIAL, LLC,
a Delaware limited liability company**

By: _____


Name: Dawnyel DishmanIts: VP Loan OperationsDate: September 30, 2015

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ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF RENTS, LOAN DOCUMENTS (Continued)

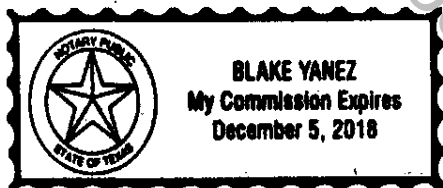
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF TEXAS

COUNTY OF DALLAS

On the 30th day of September in the year 2015 before me, the undersigned, personally appeared Dawnvel Dishman, VP Loan Operations, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of Texas that the foregoing paragraph is true and correct.



WITNESS my hand and official seal

Signature

A handwritten signature in black ink, appearing to read "Blake Yanez", written over a solid horizontal line.

Frost of Cook County Clerk's Office

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Exhibit "A"

LEGAL DESCRIPTION

LOTS 15 THROUGH 21, BOTH INCLUSIVE, IN FULLERTON'S ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE NORTH BRANCH OF THE CHICAGO RIVER AND THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF SAID RAILROAD, MILWAUKEE DIVISION, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office