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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/10/2015 01:45 PM Pg: 1 of 5

This Instrument was prepared by and
after recording return to:

Dechert LLP
1095 Avenue of the Americas
New York, New York 10036
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Please Return To:
BRIDGE SERVICE CORP.
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RFT BB LOAN, LLC, a Delaware limited liability company
(Assignor)
to

RFT 2015-FL1 SELLER, LLC, a Delaware limited liability company
(Assignee)

ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT

Dated: As of October 19, 2015

Property Location: 1414 W. Devon Avenue, Chicago, Illinois 60660 and 6748
N. Ashland Avenue, Chicago, Illinois 60626

County: Cook County, Illinois

[Handwritten signature]

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ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT

RFT BB LOAN, LLC, a Delaware limited liability company, whose address is c/o Realty Advisors, LLC, 405 Park Avenue, 3rd Floor, New York, NY 10022 ("**Assignor**"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to **RFT 2015-FL1 SELLER, LLC**, a Delaware limited liability company, whose address is 405 Park Avenue, 7th Floor, New York, NY 10022, its successors, participants and assigns ("**Assignee**"), without recourse, representation or warranty, expressed or implied, except as set forth in that certain Master Repurchase Agreement dated as of September 5, 2014, by and between **BARCLAYS BANK PLC**, the Buyers party thereto, and Assignor (as amended, restated, supplemented, assigned, or otherwise modified and in effect from time to time), all right, title and interest of Assignor in and to that Mortgage and Security Agreement, **ASHLANDDEVON EQUITIES LLC**, an Illinois limited liability company, **ASHLAND DEVON LAPIN LLC**, an Illinois limited liability company, **ASHLAND DEVON PB LP**, an Illinois limited partnership (collectively the "**Borrower**"), in favor of **ARC REALTY FINANCE OPERATING PARTNERSHIP, L.P.** a Delaware limited partnership, now known as, **REALTY FINANCE OPERATING PARTNERSHIP, L.P.** ("**Original Lender**"), dated January 12, 2015, and recorded on January 15, 2015, in the Office of the County Recorder of Cook County, Illinois, as Doc ID# 1501518021; as the same was assigned by Original Lender to Assignor pursuant to that certain Assignment of Mortgage and Security Agreement, dated April 1, 2015, and recorded on May 19, 2015, in the Office of the County Recorder of Cook County, Illinois, as Doc ID# 1513922009 (as the same have heretofore been amended, modified, restated, supplemented, assigned, renewed or extended), and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof, securing the payment of a Promissory Note made by Borrower dated January 12, 2015, in the original principal amount of EIGHT MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$8,100,000.00).

Together with any and all notes and obligations therein described, the debt and claims secured thereby and all sums of money due and to become due thereon, with interest provided for therein, and hereby irrevocably appoints Assignee hereunder its attorney to collect and receive such debt, and to foreclose, enforce and satisfy the foregoing the same as it might or could have done were these presents not executed, but at the cost and expense of Assignee.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

TO HAVE AND TO HOLD the Mortgage and Security Agreement unto Assignee and to the successors and assigns of Assignee forever.

[SIGNATURE ON THE FOLLOWING PAGE]

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IN WITNESS WHEREOF, Assignor has caused this instrument to be executed by its duly authorized officer on the day and year first above written.

ASSIGNOR:

RFT BB LOAN, LLC, a Delaware limited liability company

By: [Signature]
Name: Marc Tolchin
Title: Authorized Signatory

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

On this 24th day of March, 2015, before me, Stephanie Leal, Notary Public, personally appeared Marc Tolchin, Authorized Signatory of RFT BB LOAN, LLC, a Delaware limited liability company, who proved to me on basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of New York that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Notary Public

STEPHANIE ALISON LEAL
Notary Public, State of New York
No. 01LE0268688
Qualified in Kings County
Commission Expires Sept. 17, 2016

(SEAL)

Printed Name: Stephanie Leal

My Commission Expires: 9/17/16

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EXHIBIT "A"

LEGAL DESCRIPTION (6748 N. Ashland Avenue)

PARCEL 1:

THE NORTH 125 FEET OF THAT PART SOUTH OF THE SOUTH LINE OF PRATT AVENUE OF THE EAST 64 FEET OF THAT PART WEST OF THE WEST LINE OF ASHLAND AVENUE OF LOT 1 IN THE SUBDIVISION OF THAT PART LYING EAST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP THEREOF RECORDED MAY 9, 1872 IN BOOK 1 OF PLATS, PAGE 60, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 34 FEET OF LOT 1 MANN'S ADDITION TO ROGERS PARK, BEING A SUBDIVISION IN THE NORTH 1/3 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF CLARK STREET, ALL IN COOK COUNTY, ILLINOIS.

[Continued on following page]

PIN: 11-31-408-007-0000
11-31-408-008-0000

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**LEGAL DESCRIPTION
(1414 W. Devon Avenue)**

PARCEL 3:

LOTS 13 AND 14 IN SICKINGER'S SUBDIVISION OF LOTS 7 AND 8 IN THE SUBDIVISION BY L. C. PAINE FREER RECEIVER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 11-32-327-012-0000

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