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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/14/2015 01:38 PM Pg: 1 of 4

INSTRUMENT PREPARED BY

ReadyCap Commercial, LLC
Attn: Melissa Perez
1320 Greenway Drive, Suite 560
Irving, TX 75038
Loan# 20000527



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ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF RENTS, LOAN DOCUMENTS

THIS ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF RENTS, LOAN DOCUMENTS (this "Assignment") is executed by **READYCAP COMMERCIAL, LLC**, a Delaware limited liability company, whose address is 114 Pacifica, Suite 400, Irvine, CA 92618 (hereinafter "Assignor"), to and in favor of **U.S. BANK NATIONAL ASSOCIATION**, not in its individual capacity but solely as Trustee, for the benefit of the registered Holders of Ready Capital Mortgage Trust 2015-2 Commercial Mortgage Pass-Through Certificates, whose address is 190 South LaSalle Street, Chicago, IL 60603 (hereinafter "Assignee") effective as of the 30th day of November, 2015.

WHEREAS, Assignor is the current owner and holder of that certain Mortgage executed by 3342 N. Halstead(Chicago), LLC, an Illinois limited liability company, as Grantor and recorded on 06/22/15, as Document No. 1517308059, 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 3342 N. Halstead St. Chicago, IL 60657, together with a certain Assignment of Rents in favor of Assignor recorded on 06/22/15, as Document No. 1517308060, in the Office of the Recorder of Cook County, Illinois ("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:

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- a. Assignor is the true and lawful sole owner of the Loan Documents;
- 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: D. Dishman

Name: Dawnyel Dishman

Its: VP - Operations

Date: December 7, 2015

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State of Texas

County of Dallas

On December 7, 2015 before me, Talea Murray, Notary Public, personally appeared Dawnyel Dishman, VP Loan Operations who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 Talea Murray

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EXHIBIT "A"

LOT 42 IN BLOCK 1 IN BUCKINGHAM'S SUBDIVISION OF BLOCK 4 IN THE PARTITION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 3342 North Halsted Street, Chicago, IL 60657

Tax Number: 14-20-419-064

Property of Cook County Clerk's Office