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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/14/2015 01:39 PM Pg: 1 of 5

INSTRUMENT PREPARED BY

ReadyCap Commercial, LLC  
Attn: Melissa Perez  
1320 Greenway Drive, Suite 560  
Irving, TX 75038  
Loan# 20000507



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## **ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF RENTS, LOAN DOCUMENTS**

THIS ASSIGNMENT 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 CSO OPP VII, LLC, an Illinois limited liability company, as Grantor and recorded on 06/02/2015, as Document No. 1515319092, 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 902, 904, 914, 916, 918, 920, 1001-1005 State St., Lemont, IL 60439, together with a certain Assignment of Rents in favor of Assignor recorded on 06/02/2015, as Document No. 1515319093, 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"

PARCEL 1 (902 STATE STREET):

LOT 1 IN BLOCK 3 IN H.M. SINGERS SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2 (904 STATE STREET):

LOT 2 IN BLOCK 3 IN H.M. SINGERS SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3 (914 STATE STREET):

LOT 7 IN BLOCK 3 IN THE SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDING THE SOUTH 30 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, SITUATED IN THE VILLAGE OF LEMONT, IN COOK COUNTY, ILLINOIS.

PARCEL 4 (916 STATE STREET):

LOT 8 IN BLOCK 3 IN THE SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDING THE SOUTH 30 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST 1/4 OF SAID SECTION 29, SITUATED IN THE VILLAGE OF LEMONT, IN COOK COUNTY, ILLINOIS.

PARCEL 5 (918-920 STATE STREET):

LOTS 9 AND 10 (EXCEPT THAT PART OF LOT 10 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 10 ON AN ASSUMED BEARING OF NORTH 1 DEGREE 30 MINUTES 41 SECONDS WEST 20.00 FEET; THENCE SOUTH 43 DEGREES 18 MINUTES 34 SECONDS WEST 28.31 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 10; THENCE NORTH 88 DEGREES 15 MINUTES 46 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING - SAID PARCEL CONTAINING 200.00 SQUARE FEET, MORE OR LESS) IN BLOCK 3 IN H.AND M. SINGERS SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 6 (1001, 1003 & 1005 STATE STREET):

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THIRD PRINCIPAL MERIDIAN DESCRIBED AS 198 FEET FRONTING ON SINGER ROAD COMMENCING AT THE SOUTHWEST CORNER OF CHARLES FREEHAUFS ADDITION TO LEMONT AND RUNNING SOUTH 198 FEET; THENCE EAST 330 FEET; THENCE NORTH 198 FEET; THENCE WEST 330 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Index Number:

Property ID: 22-29-119-011

Property ID: 22-29-119-012

Property ID: 22-29-119-017

Property ID: 22-29-119-018

Property ID: 22-29-119-019 & 020

Property ID: 22-29-400-001

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