

# UNOFFICIAL COPY

Prepared By:  
B2R Finance LP  
4201 Congress Street, Ste. 475  
Charlotte, NC 28209

Doc#: 1705355163 Fee: \$60.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/22/2017 01:11 PM Pg: 1 of 7

After Recording Return To:  
OS National Title and Escrow  
2170 Satellite Blve. # 220  
Duluth, GA 30097  
109741

## ASSIGNMENT OF SECURITY INSTRUMENT

by

**B2R FINANCE L.P.,**  
a Delaware limited partnership,

to

**B2R REPO SELLER 3B, L.P.,**  
a Delaware limited partnership

**Dated: As of January 20, 2017**

**State: Illinois**

**County: Cook**

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## ASSIGNMENT OF SECURITY INSTRUMENT

THIS ASSIGNMENT OF SECURITY INSTRUMENT (this "Assignment"), made and entered into as of the 20th day of January, 2017, is made by **B2R FINANCE L.P.**, a Delaware limited partnership, having an address at 4201 Congress Street, Suite 475, Charlotte, North Carolina 28209 ("Assignor"), in favor of **B2R REPO SELLER 3B, L.P.**, a Delaware limited partnership, having an address at, 4201 Congress Street, Suite #475, Charlotte, North Carolina 28209 ("Assignee").

### WITNESSETH

WHEREAS, Assignor is the present legal and equitable owner and holder of that certain Promissory Note dated as of January 20, 2017, executed by JMG Development LLC ("Borrower"), and made payable to the order of Assignor in the stated principal amount of five hundred ninety-three thousand two hundred (\$593,200.00) (the "Note") in connection with certain real property and improvements located thereon situated in the County of Cook, State of Illinois, and more particularly described on Exhibit A annexed hereto and made a part hereof (the "Premises"); and

WHEREAS, the Note is secured, inter alia, by the Security Instrument (as hereinafter defined); and

WHEREAS, the parties hereto desire that Assignor assign to Assignee, its successors and assigns, all of Assignor's right, title and interest in and to the Security Instrument.

NOW, THEREFORE, in consideration of the premises above set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and agreed, Assignor and Assignee hereby covenant and agree as follows:

1. Assignment. Assignor does hereby transfer, assign, grant and convey to Assignee, its successors and assigns, all of the right, title and interest of Assignor in and to the following described instrument, and does hereby grant and delegate to Assignee, its successors and assigns, any and all of the duties and obligations of Assignor thereunder from and after the date hereof:

That certain Mortgage, Assignment of Leases and Rents, Security Agreement dated as of January 20, 2017, executed by Borrower for the benefit of Assignor, as lender, and recorded on February 14, 2017 in the Real Property Records of Cook County, Illinois, as Document No. 1704555087 (the "Security Instrument"), in respect of the Premises.

2. Assumption. From and after the date hereof, Assignee hereby accepts this Assignment and assumes and agrees to observe, perform and be bound by all of the terms,

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covenants, agreements, conditions and obligations of the Security Instrument required to be observed or performed by Assignor thereunder.

3. Representations and Warranties of Assignor. This Assignment is an absolute assignment. This Assignment is without recourse, representation or warranty, express or implied, upon Assignor, except Assignor hereby warrants and represents to Assignee that:

(a) Prior to the execution hereof, Assignor has not sold, transferred, assigned, conveyed, pledged or endorsed any right, title or interest in the Security Instrument to any person or entity other than Assignee; and

(b) Assignor has full right and power to sell and assign the same to Assignee subject to no interest or participation of, or agreement with, any party other than Assignee.

4. Governing Law. This Assignment shall be governed by and construed in accordance with the laws of the State in which the Premises are located.

5. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

6. Headings. The headings of the paragraphs of this Assignment have been included only for convenience, and shall not be deemed in any manner to modify or limit any of the provisions of this Assignment or be used in any manner in the interpretation of this Assignment.

7. Interpretation. Whenever the context so requires in this Assignment, all words used in the singular shall be construed to have been used in the plural (and vice versa), each gender shall be construed to include any other genders, and the word "person" shall be construed to include a natural person, a corporation, a firm, a partnership, a joint venture, a trust, an estate or any other entity.

8. Partial Invalidity. Each provision of this Assignment shall be valid and enforceable to the fullest extent permitted by law. If any provision of this Assignment or the application of such provision to any person or circumstance shall, to any extent, be invalid or unenforceable, then the remainder of this Assignment, or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected by such invalidity or unenforceability.


**[SIGNATURE PAGE FOLLOWS]**

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

ASSIGNOR:

B2R FINANCE L.P., a Delaware limited partnership

By: 

Name: Stacy Loomis

Title: Authorized Signatory

Property of Cook County Clerk's Office

Address:

4201 Congress Street, Suite # 475,

Charlotte, North Carolina 28209

Attention: Legal Department

Facsimile No.: (704) 243-9201

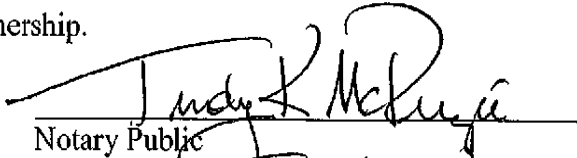
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## ACKNOWLEDGMENT

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

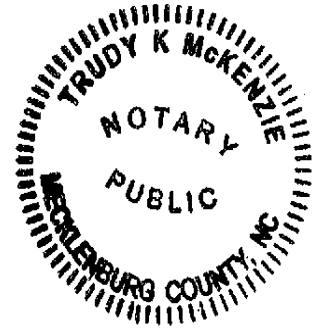
The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of Feb, 2017 by Stacy Loomis, the Authorized Signatory of B2R Finance L.P., a Delaware limited partnership, on behalf of said limited partnership.

  
Notary Public

Print Name: Trudy K McKenzie

My commission expires:

7-22-2020



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EXHIBIT A  
(Premises Description)

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## Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK,  
STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 41 IN STINSON'S SUBDIVISION OF BLOCK 15 IN THE SUBDIVISION OF SECTION  
19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.

Parcel ID: 17-19-210-037-0000

Commonly known as 1722 West Hastings Street, Chicago, IL, 60608  
However, by showing this address no additional coverage is provided

Property of Cook County Clerk's Office