

UNOFFICIAL COPY

Doc#: 1706155083 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/02/2017 11:23 AM Pg: 1 of 6

Prepared By:
Finance of America Commercial LLC
4201 Congress Street, Ste. 475
Charlotte, NC 28209

After Recording Return To:
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219

17WR00326 TaxID: 25-02-417-005-0000

ASSIGNMENT OF SECURITY INSTRUMENT

by

Finance of America Commercial LLC,
a Delaware limited liability company,

to

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

Dated: As of February 21, 2017

State: Illinois

County: Cook

UNOFFICIAL COPY

ASSIGNMENT OF SECURITY INSTRUMENT

THIS ASSIGNMENT OF SECURITY INSTRUMENT (this "Assignment"), made and entered into as of the 21st day of February, 2017, is made by **FINANCE OF AMERICA COMMERCIAL LLC**, a Delaware limited liability company, 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 February 21, 2017, executed by Click Development, LLC ("Borrower"), and made payable to the order of Assignor in the stated principal amount of one hundred two thousand (\$102,000.00) (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 February 21, 2017, executed by Borrower for the benefit of Assignor, as lender, and recorded on Feb 24th, 2017 in the Real Property Records of Cook County, Illinois, as Document No. E1705522127 (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, covenants, agreements, conditions and obligations of the Security Instrument required to be observed or performed by Assignor thereunder.

UNOFFICIAL COPY

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.

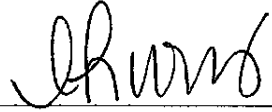
[SIGNATURE PAGE FOLLOWS]

UNOFFICIAL COPY

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

ASSIGNOR:

Finance of America Commercial LLC, a Delaware limited liability company

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

UNOFFICIAL COPY

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

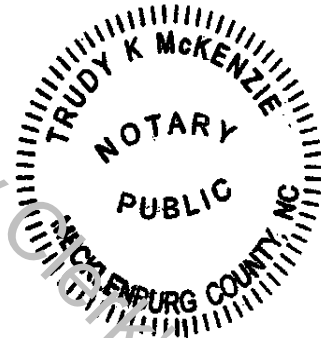
The foregoing instrument was acknowledged before me this 28th day of Feb, 2017
by Stacy Loomis the Authorized Signatory of Finance of America Commercial LLC, a Delaware
limited liability company, on behalf of said limited liability company.

Trudy K McKenzie
Notary Public

Print Name: Trudy K McKenzie

My commission expires:

2-22-2020



UNOFFICIAL COPY

EXHIBIT A
(Premises Description)

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK,
IN THE STATE OF ILLINOIS, TO WIT:

LOT 7 IN BLOCK 9 IN THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY
SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 2 TOWNSHIP 37
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK, COUNTY,
ILLINOIS.

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM CLICK REALTY &
DEVELOPMENT AND JANICE YARBROUGH RECORDED 03/11/2013 IN DOCUMENT
NUMBER 1307028000, IN SAID COUNTY AND STATE.

COMMONLY KNOWN AS: 1525 E 93RD ST, CHICAGO, IL, 60619
TAX ID: 25-02-417-005-0000