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Doc#: 1713615071 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/16/2017 10:27 AM Pg: 1 of 4

ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING


REF1311387578

READYCAP COMMERCIAL, LLC, a Delaware limited liability company (Assignor)

to

SUTHERLAND WAREHOUSE TRUST II, a Delaware statutory trust
(Assignee)

Dated: As of April 30, 2017

Property Location: 1501 West North Ave
Melrose Park, IL 60160

DOCUMENT PREPARED BY

ReadyCap Commercial, LLC
Post-Closing / Melissa Perez
1320 Greenway Drive, Suite 560
Irving, Texas 75038

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ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

READYCAP COMMERCIAL, LLC, a Delaware limited liability company, d/b/a Ready Capital Structured Finance, whose address is 1320 Greenway Drive, Suite 560, Irving, Texas 75038 ("**Assignor**"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to **SUTHERLAND WAREHOUSE TRUST II**, a Delaware statutory trust, having an address at 1140 Avenue of the Americas, 7th Floor, New York, NY 10036, its successors, participants and assigns (collectively "**Assignee**"), all right, title and interest of Assignor in and to that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, made by **KD MELROSE PARK HOLDINGS, LLC**, an Illinois limited liability company, **MELROSE PARK INVESTORS LLC**, a Delaware limited liability company and **KD SENIOR MELROSE PARK INVESTORS LLC**, a Delaware limited liability company, ("**Borrowers**"), for the benefit of Assignor, dated March 6, 2016, and recorded in the Official Records of Cook County, Illinois, as document number 1607556256 (as the same has heretofore been amended, modified, restated, supplemented, assigned (as the same have heretofore been amended, modified, restated, supplemented, assigned, renewed or extended, the "**Mortgage**"), and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

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 unto Assignee and to the successors and assigns of Assignee forever.

[SIGNATURE ON THE FOLLOWING PAGE]

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EXHIBIT A

Legal Description

Common Property Address: 1501 West North Ave.
Melrose Park, Illinois 60160

Permanent Index Numbers: 12-34-403-013-0000

THE EAST 297.46 FEET OF LOT 3 OF THE SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF LYING NORTH OF A LINE 469.13 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 34) AND (EXCEPT THAT PART THEREOF TAKEN FOR WIDENING OF NORTH AVENUE) AND (EXCEPT THE EAST 25 FEET FALLING IN 15TH A VENUE), IN COOK COUNTY, ILLINOIS.

APN: 12-34-403-013-0000

PROPERTY OF Cook County Clerk's Office