



\*1719915180\*

Doc# 1719915180 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/18/2017 03:50 PM PG: 1 OF 5

Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Report Mortgage Fraud  
844-768-1713

The property identified as: PIN: 20-13-103-003-0000

Address:

Street: 5527-37 South Everett Avenue

Street line 2:

City: Chicago

State: IL

ZIP Code: 60637

Lender: PFP V Sub I, LLC

Borrower: Everett Hyde Park LLC

Loan / Mortgage Amount: \$13,050,000.00

This property is located within the program area and is exempt from the requirements of 765 ILCS 77/70 et seq. because it is commercial property.

Certificate number: 7E6BB4DD-35F4-4CA3-8AF6-22CBB8112126

Execution date: 6/22/2017

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**PFP HOLDING COMPANY V, LLC**  
(Assignor)

to

**PFP V SUB I, LLC**  
(Assignee)

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

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Dated: As of June 22, 2017

Property Location: 5501-13 & 5527-37 S. Everett Avenue, Chicago, Illinois

Permanent Index Number: 20-13-103-001-0000; 20-13-103-003-0000

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:

Polsinelli  
900 West 48<sup>th</sup> Place, Suite 900  
Kansas City, Missouri 64112  
Attn: Joseph Langston, Esq.

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This ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING (this "Assignment"), is made as of June 22, 2017, by **PFP HOLDING COMPANY V, LLC**, a Delaware limited liability company ("Assignor"), having an address c/o Prime Finance Partners, 233 North Michigan Avenue, Suite 1915, Chicago, Illinois 60601, to **PFP V SUB I, LLC**, a Delaware limited liability company ("Assignee"), having an address c/o Prime Finance Partners, 1330 Avenue of the Americas, Suite 2700, New York, New York, 10019.

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the receipt whereof is hereby acknowledged, Assignor has granted, bargained, sold, assigned, transferred and set over, and by these presents does grant, bargain, sell, assign, transfer and set over unto Assignee:

Assignor's right, title and interest in, to and under that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "Mortgage") given by Everett Hyde Park LLC, a Delaware limited liability company ("Borrower"), as borrower, to Assignor, as lender, dated as of May 19, 2017 and recorded on June 14, 2017 in the Official Records of Cook County, Illinois, Document Number 1716539117.

Prior to the execution hereof, Assignor has not sold, transferred, assigned, conveyed, pledged or endorsed, any right, title or interest in the Mortgage, and Assignor has full right, power and authority to sell and assign the Mortgage to Assignee.

TOGETHER WITH the note or notes described or referred to in the Mortgage, the money due and to become due thereon with interest, and all rights accrued or to accrue under the Mortgage.

This Assignment is made by Assignor without recourse, representation or warranty (express or implied).

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns forever.

The Mortgage encumbers, among other things, the property described on Exhibit A annexed hereto and made a part hereof, together with the buildings and improvements erected thereon.

[SIGNATURE PAGE FOLLOWS]



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## EXHIBIT A

### Description of the Property

Land Situated in the City of Chicago in the County of Cook in the State of IL

#### PARCEL 1:

That part of Block 3 in EAST END SUBDIVISION of Section 12 and Section 13, Township 38 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded October 15, 1887 as Document Number 882986 together with the land East of adjoining a part of Block 3 described as follows:

Commencing at the intersection of the East line of Everett Avenue, as widened with the South line of East 55th Street as extended running thence East along the South line of East 55th Street, as extended 169 feet; thence South 153 feet 11 1/4 inches to a point 440 feet North of the South line of said Block 3 if extended East; thence West 169 feet along a line parallel with and 440 feet North of the South line of said Block 3 if extended East to East line of Everett Avenue, as widened; thence North along the East line of Everett Avenue, as widened 153 feet 11 3/8 inches to the point of beginning in Cook County, Illinois.

5501-5513 S Everett Ave  
20-13-103-001-0000

#### PARCEL 2:

That part of Block 3 in EAST END SUBDIVISION of Sections 12 and 13, Township 38 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded October 15, 1887 as Document Number 882986 with land East of and adjoining a part of said Block 3 described as follows:

Commencing at a point 263 feet and 11 3/8 inches South of the intersection of the East line of Everett Avenue as widened with the South line of East 55th Street as extended; thence East 169 feet; thence South 110 feet to a point 220 feet North of the South line of Block 3 if extended East; thence Westerly along a line parallel with and 220 feet North of the South line of said Block 3 if extended East to the East line of Everett Avenue as widened; thence Northerly along the East line of Everett Avenue as widened 110 feet to the place of beginning, in Cook County, Illinois.

5527-5537 S Everett Ave  
20-13-103-003-0000