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Doc#: 1729339054 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/20/2017 11:23 AM Pg: 1 of 4

767 LENDER, LLC

to

NEWTEK SMALL BUSINESS FINANCE, LLC

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

The land affected by the
within instrument lies in:

COUNTY OF COOK
STATE OF ILLINOIS

Address: 4500 W. 47th Street
Chicago, IL 60632

~~Record and return to:~~

Newtek Small Business Finance, LLC
Attn: Jerry Lagomarsine
1981 Marcus Avenue, Suite 130
Lake Success, NY 11042

Record & Return to:
TitleVest
110 E. 42nd Street, 10th Floor
New York, NY 10017

FAIL 614624

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

767 LENDER, LLC, a Delaware limited liability company maintaining an address c/o Stabilis Capital Management, LP, 767 Fifth Avenue, 12th Floor (the "Assignor"), in consideration of Ten and 00/100 (\$10.00) Dollars and other valuable consideration, receipt of which is hereby acknowledged, hereby assigns unto NEWTEK SMALL BUSINESS FINANCE, LLC, a New York limited liability company with its principal place of business located at 1981 Marcus Avenue Suite 130, Lake Success, NY 11042 (the "Assignee"),

THAT CERTAIN MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING dated October 26, 2016 made by SSN Group LLC to 767 Lender, LLC in the original principal amount of \$4,500,000.00 and recorded in the Cook County Recorder of Deeds Office on October 28, 2016 as Document No. 1630216024.

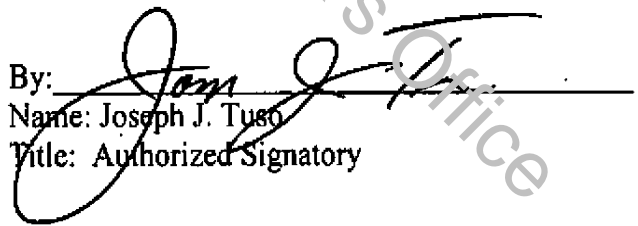
TOGETHER with the bond, note or obligation described in said mortgage, and the monies due and to grow due thereon with any interest.

THIS ASSIGNMENT is made without any representation or warranty whatsoever by Assignor and upon the express condition, understanding and agreement that this Assignment is made without recourse to Assignor, for any cause whatsoever, by Assignee, or by any successor to the interest of Assignee in said mortgage, note or obligation.

TO HAVE AND TO HOLD THE SAME unto the Assignee and to the successors, legal representatives and assigns of the Assignee forever.

IN WITNESS WHEREOF, the undersigned has duly executed this Assignment as of the 29th day of September, 2017.

767 LENDER, LLC


By: 
Name: Joseph J. Tuso
Title: Authorized Signatory

State of New York)

ss.:

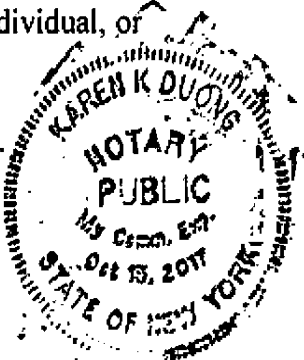
County of Nassau)

On the 29th day of September, 2017 before me, the undersigned, personally appeared JOSEPH J. TUSO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

KAREN K DUONG
Notary Public - State of New York
NO. 02DU6290896
Qualified in Nassau County
My Commission Expires Oct 15, 2017



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EXHIBIT 'A'

File No.: FAIL614634 (
 Property: 4500 W. 47th Street, Chicago, IL 60632

PARCEL 1:

That part of Lot 'B' in the Circuit Court Partition of the South Half and that part of the Northwest Quarter, lying South of the Illinois and Michigan Canal Reserve of Section 3, Township 36 North, Range 13 East of the Third Principal Meridian, according to the plat recorded on April 29, 1897 as Document 2530529, in Book 67 of Plats, page 44, bounded and described as follows: Beginning at the intersection of the North line of West 47th Street (said North line being 33 feet North from and parallel with the South line of said Section 3), with the West line of South Kolin Avenue, (a private street), said West line being 236.93 feet East from and parallel with the North and South centerline of said Section 3; thence North along West line of Kolin Avenue to its intersection with a line 358.55 feet North from and parallel with said South line of Section 3; thence West along last described parallel line to a point of curve, which is 550.41 feet West of said North and South centerline of Section 3; thence Northwesterly along a curved line convex to the Southwest having a radius of 312.93 feet and being tangent to last described line at said point of curve, an arc distance of 104.61 feet to a point of compound curve; thence continuing Northwesterly along a curved line convex to the Southwest having a radius of 883.18 feet and having common tangent line with the last described curved line at said point of compound curve, an arc distance of 77.03 feet to a point of compound curve; thence continuing Northwesterly along a curved line convex to the Southwest and a radius of 311.12 feet and having a common tangent with the last described curved line at said point of compound curve, an arc distance of 286.65 feet, more or less, to its intersection with the Westerly boundary line at this point to the parcel of land conveyed by the Chicago River and Indiana Railroad Company to The First National Bank of Chicago by Deed dated March 6, 1951 and recorded March 8, 1951 in Book 46556, page 458 as Document 15026337, said point intersection, being 2046.42 feet South of the East and West centerline said Section 3; thence South along said Westerly boundary line of the Chicago River and Indiana Railroad as conveyed to its intersection with a line drawn parallel with and 529.71 feet North of the South line of said Section 3 and said point of intersection, being 898.82 feet West of the North and South center line of said Section 3; thence West along last described parallel line, a distance of 80 feet, more or less, to its intersection with a line 978.82 feet West of and parallel to said North and South centerline of Section 3; thence South along last described parallel line to its intersection with said North line of West 47th street; thence East along said North line of West 47th street, a distance of 1215.75 feet, more or less, to the point of beginning, in Cook County, Illinois.

EXCEPTING THEREFROM that part of said Lot 'B', described as follows: Beginning at intersection of the North line of West 47th Street (said North line being 33 feet North from and parallel with the South line of said Section 3), with the West line of South Kolin Avenue, (a private street), said West line being 236.93 feet East from and parallel with the North and South centerline of said Section 3; and running thence West along said North line of West 47th street, a distance of 332.31 feet to an intersection with a line 95.38 feet West from and parallel with said North and South centerline of Section 3; thence North along said last described parallel line, a distance of 305.55 feet to an intersection with a line 338.55 feet North from and parallel with said South line of Section 3; thence East along said last described parallel line, a distance of 332.31 feet to an intersection with said West line of South Kolin Avenue; and thence South along said West line of South Kolin Avenue, a distance of 305.55 feet to the point of beginning, in Cook County, Illinois.

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TitleVest Agency, LLC

File No.: FAIL614634 ()

Date: October 18, 2017

PARCEL 2:

A non-exclusive easement for ingress and egress for the benefit of Parcel 1 as created by grant and declaration of easement by and between Ready Metal Manufacturing Company and Chicago Packaging Company recorded November 3, 1988 as Document 88507887.

A.P.N. 19-03-400-019-0000 (Vol. 379) and 19-03-400-033-0000 (Vol. 379) and 19-03-400-193-0000 (Vol. 379) and 19-03-400-201-0000 (Vol. 379)

Property of Cook County Clerk's Office