

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/26/2018 10:05 AM Pg: 1 of 8

**PREPARED BY:**  
CoreVest American Finance Lender LLC  
c/o Michelle Aileen Fallis  
1920 Main St., Suite 850  
Irvine, CA 92614

**UPON RECORDATION RETURN TO:**

OS National, LLC  
2170 Satellite Blvd., Suite 200  
Duluth, GA 30097  
(770) 497-9100

## ASSIGNMENT OF SECURITY INSTRUMENT

by

**CF COREVEST PURCHASER LLC,**  
a Delaware limited liability company

to

**CAF TERM BORROWER MS, LLC,**  
a Delaware limited liability company

**Dated: As of August 31, 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 31<sup>st</sup> day of August, 2017, is made by **CF COREVEST PURCHASER LLC**, a Delaware limited liability company, having an address c/o Fortress Investment Group, 1345 Avenue of the Americas, 46th Floor, New York, NY 10105, Attention: General Counsel - Credit Funds ("Assignor"), in favor of **CAF TERM BORROWER MS, LLC**, a Delaware limited liability company, having an address at 1920 Main Street, Suite 850, Irvine, CA 92614, Attention: Head of Term Lending ("Assignee").

### WITNESSETH

WHEREAS, Assignor is the present legal and equitable owner and holder of that certain Promissory Note, dated as of August 31, 2017, executed by JVA Three, LLC, a Delaware limited liability company ("Borrower"), and made payable to the order of CoreVest American Finance Lender LLC, a Delaware limited liability company ("CoreVest"), predecessor-in-interest to Assignor, in the stated principal amount of SIX MILLION TWO HUNDRED THIRTEEN THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$6,213,400.00) (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 instruments, 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 and Fixture Filing dated as of August 31, 2017, executed by Borrower for the benefit of CoreVest, as lender, and recorded on October 30, 2017 in the Real Property Records of Cook County, IL, as Document No. 1730329014 (the "Security Instrument"), and as assigned by that

Loan # 23153

Assignment of Security Instrument - Page 1

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certain Assignment of Security Instrument from CoreVest, as assignor, to Assignor, as assignee 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.

3. Governing Law. With respect to matters relating to the creation, perfection and procedures relating to the enforcement of this Assignment, this Assignment shall be governed by, and be construed in accordance with, the laws of the State of Illinois, it being understood that, except as expressly set forth above in this paragraph and to the fullest extent permitted by the law of the State of Illinois, the law of the State of New York applicable to contracts made and performed in such State (pursuant to Section 5-1401 of the New York General Obligations Law) shall govern all matters relating to this Assignment and all of the indebtedness or obligations arising hereunder.

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

5. 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.

6. 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.

7. 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]

Loan # 23153

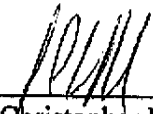
Assignment of Security Instrument – Page 2

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

ASSIGNOR:

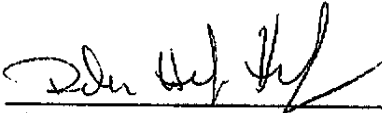
CF COREVEST PURCHASER LLC, a  
Delaware limited liability company

By:   
J. Christopher Hoeffel  
Authorized Signatory

## NEW YORK STATE ACKNOWLEDGEMENT

State of New York    )  
                                  ) SS:  
County of New York    )

On the 31 day of August, in the year 2017, before me, the undersigned, personally appeared Juan Lopez, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument

  
Signature of Notary

DEBRA HELEN HEITZLER  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01HE6353855  
Qualified In New York County  
My Commission Expires 01-30-2021

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## EXHIBIT A

(Premises Description)

ADDRESS : 11345 SOUTH PEORIA STREET, CHICAGO, COOK,IL 60643  
 PARCEL IDENTIFICATION NUMBER : 25-20-227-031-0000  
 CLIENT CODE : 07953

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 27 IN SHELDON HEIGHTS WEST FIFTH ADDITION BEING PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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ADDRESS : 11567 S PEORIA ST, CHICAGO, COOK,IL 60643  
 PARCEL IDENTIFICATION NUMBER : 25-20-404-085-0000  
 CLIENT CODE : 07952

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: THE SOUTHERLY 24.92 FEET OF LOT 5 IN MAPLE PARK COURT, BEING A RESUBDIVISION OF PART OF STANLEY MATTHEW'S SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 ALSO PART OF CHYTRAUS AND DENEEN'S ADDITION TO WEST PULLMAN IN THE EAST 1/2 OF THE SOUTHEAST 1/4 TOGETHER WITH VACATED STREETS AND ALLEYS, ALL IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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ADDRESS : 1226 S BLUE ISLAND AVE #301, CHICAGO, COOK,IL 60608  
 PARCEL IDENTIFICATION NUMBER : 17-20-200-089-4005  
 CLIENT CODE : 07950

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: UNIT 301 IN THE 1226 SOUTH BLUE ISLAND CONDOMINIUMS (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:(A): THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH I.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: CHICAGO HOUSING AUTHORITY, AS LESSOR, AND RS HOMES I LLC, AS LESSEE, DATED AS OF MAY 1, 2005, WHICH LEASE WAS RECORDED JUNE 6, 2005 AS DOCUMENT 0515727111; WHICH LEASES AS AMENDED, DEMISE THE LAND (AS HEREINAFTER DESCRIBED IN (B) BELOW) FOR A TERM OF 99 YEARS (EXCEPT THE BUILDINGS AND IMPROVEMENTS ON THE LAND);(B) OWNERSHIP OF THE

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BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 38 IN PLAT 2 ROOSEVELT SQUARE SUBDIVISION, A RESUBDIVISION OF BUCKLEY'S SUBDIVISION, PART OF MACALASTCR'S SUBDIVISION, AND SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO, PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A-S" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0612934034 AND AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF P-1226-F A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

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ADDRESS : 1318 HAZEL COURT, DES PLAINES, COOK, IL 60018  
 PARCEL IDENTIFICATION NUMBER : 09-29-202-011-0000  
 CLIENT CODE : 07992

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 11 IN BLOCK 1 IN F.C. ENDERLIN JR.'S DES PLAINES TERRACE, IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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ADDRESS : 1351 WEST GREENLEAF AVE #3D, CHICAGO, COOK, IL 60626  
 PARCEL IDENTIFICATION NUMBER : 11-32-110-034-1012  
 CLIENT CODE : 07946

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: UNIT 3D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1349-55 WEST GREENLEAF CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25208494, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. AKA UNIT NO. 3D IN 1349-55 WEST GREENLEAF CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 12 AND 13 IN WILLIAM M. DEVINE'S BIRCHWOOD BEACH SUBDIVISION IN ROGERS PARK BEING A SUBDIVISION OF SUB-BLOCK 1 OF BLOCK 3 OF CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25208494 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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ADDRESS : 1425 E 68TH ST #1, CHICAGO, COOK,IL 60637  
 PARCEL IDENTIFICATION NUMBER : 20-23-406-036-1004  
 CLIENT CODE : 07944

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: UNIT 1425-1 IN DANTE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2 AND THE NORTH 1/2 OF LOT 3 IN BLOCK 3 IN PEARCE AND BENJAMIN'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION RECORDED AS DOCUMENT 0020163936; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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ADDRESS : 152 INNSBROOK DRIVE, STREAMWOOD, COOK,IL 60107  
 PARCEL IDENTIFICATION NUMBER : 06-27-204-077-0000  
 CLIENT CODE : 07942

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 13 (EXCEPT THE EAST 35.30 FEET THEREOF) IN BELLAIRE MANOR UNIT NUMBER 2, A SUBDIVISION IN PART OF THE EAST 1/2 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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ADDRESS : 1524 FREELAND AVENUE, CALUMET CITY, COOK,IL 60409  
 PARCEL IDENTIFICATION NUMBER : 30-20-313-048-0000  
 CLIENT CODE : 07941

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 29 IN BLOCK 10 IN GOLD COAST MANOR SUBDIVISION IN THE WEST 1/2 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 1955 AS DOCUMENT NUMBER 16216020 IN COOK COUNTY, ILLINOIS.

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ADDRESS : 15532 GOUWENS LANE, SOUTH HOLLAND, COOK,IL 60473  
 PARCEL IDENTIFICATION NUMBER : 29-15-214-052-0000  
 CLIENT CODE : 07939

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 7 IN MUTUAL BUILDERS SUBDIVISION, BEING A RESUBDIVISION OF LOT 7 IN VAN VURENS SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLE OF COOK COUNTY, ILLINOIS, ON APRIL 15, 1955, AS DOCUMENT NUMBER 158597 AND CERTIFICATE OF CORRECTION THERE OF REGISTERED AS DOCUMENT NUMBER 1593244.

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ADDRESS : 1629 WEST SHERWIN AVENUE #303, CHICAGO, COOK, IL 60626  
PARCEL IDENTIFICATION NUMBER : 11-30-422-032-1014  
CLIENT CODE : 07935

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: UNIT NO 303 IN SHERWIN PLACE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 6, 7 AND 8 IN BLOCK 4 IN F.H. DONALD'S SUBDIVISION OF THE EAST 414.5 FEET OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE WEST 175 FEET OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF CHICAGO, EVANSTON AND LAKE SUPERIOR RAILROAD AND THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION RECORDED MAY 10, 2005 AS DOCUMENT NUMBER 0513003042.

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