

# UNOFFICIAL COPY

Doc#: 1818633125 Fee: \$62.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/05/2018 11:14 AM Pg: 1 of 8

This instrument prepared by and after  
recording should be returned to:

RFLF 5, LLC  
222 West Adams, STE 1980  
Chicago, IL 60606  
Attention: Kevin Werner

PIN: 25-20-300-025-0000,  
25-20-314-019-0000, 25-02-413-041-0000,  
25-32-210-020-0000, 20-22-411-021-0000,  
25-17-414-037-0000, 25-20-124-009-0000,  
20-22-307-033-0000; 20-30-101-032-0000

Common Address: 11551 S. Ashland Ave  
Chicago, IL 60643  
11747 S. Ashland Ave  
Chicago, IL 60643  
9336 S. Avalon Ave  
Chicago, IL 60619  
12828 S. Green Street  
Chicago, IL 60643  
6849 S. Champlain Ave  
Chicago, IL 60637  
1118 W. 111th Street  
Chicago, IL 60643  
11357 Throop Street  
Chicago, IL 60643  
6840 S. Michigan Ave  
Chicago, IL 60637  
7134 S Oakley Ave  
Chicago, IL 60636

## ASSIGNMENT OF MORTGAGE AND LOAN DOCUMENTS

THIS ASSIGNMENT OF MORTGAGE AND LOAN DOCUMENTS (this "Assignment"), effective as of July 3, 2018, from RFLF 5, LLC, a Delaware Limited Liability Company, whose address is 222 W. Adams Street, Suite 1980, Chicago, Illinois 60606 (the "Assignor"), to RFLF 1, LLC, a Delaware Limited Liability Company, whose address is 222 W.

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Adams Street, Suite 1980, Chicago, Illinois 60606 (the "Assignee").

## RECITALS

WHEREAS, CHESTER DAVID GROUP, INC., an Illinois Corporation and TODD J. SMITH, an individual (the "Debtor"), executed that certain Mortgage, Security Agreement and Financing Statement (the "Mortgage"), dated as of June 27, 2017, and recorded in Cook County, Illinois, on June 28, 2017 as Document Number 1717929041 in connection with a loan from Assignor to Debtor, to secure payment of an aggregate amount of \$475,000.00 according to the terms and provisions of that certain Acquisition and Construction Note dated June 27, 2017, in the original principal amount of \$475,000.00 (as amended, supplemented, extended, restated, replaced or otherwise modified from time to time, collectively, the "Note").

WHEREAS, Assignor and Assignee agreed to vest in Assignee good title to certain loans made or held by Assignor by having Assignor execute and deliver to Assignee in connection with each such loan, an Allonge to Promissory Note and an Assignment of Mortgage and Loan Documents.

WHEREAS, the Note is being endorsed by Assignor to Assignee pursuant to that certain Allonge to Promissory Note dated as of the date hereof, from Assignor.

WHEREAS, Assignor desires to assign to Assignee the Mortgage and all other documents executed by Debtor in connection with the Note (the Mortgage together with all other documents executed by Debtor in connection with the Note, the "Assigned Assets") pursuant to the terms of this Assignment.

NOW THEREFORE, for value received, the sufficiency of which is hereby acknowledged, Assignor hereby assigns unto Assignee the Assigned Assets, together with all sums now owing or that may hereafter become due or owing in respect thereof, and the full benefit of all powers, covenants and provisos therein contained. The Mortgage encumbers that certain property situated in the County of Cook, State of Illinois, more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD, the Mortgage and the property therein and hereinafter described, unto Assignee forever, subject to the terms and conditions thereof.

Assignor and Assignee intend and agree that any and all interests in, to and under the Assigned Assets have been transferred, sold, conveyed and assigned by Assignor to Assignee pursuant to a true legal sale, and not loans by Assignee to Assignor secured by such Assigned Assets, and that Assignor shall retain no interest in the Assigned Assets. References in this Assignment to the assignment of any and all Assigned Assets shall include, but not be limited to (i) all of the Assignor's rights, if any, in the security securing such Assigned Assets; (ii) all interest, penalties, damages and indemnities, if any, payable by Debtor in connection with such Assigned Assets; and (iii) all rights, remedies and privileges of Assignor to directly collect and enforce payment of such Assigned Assets.

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This Assignment and the covenants herein shall inure to the benefit of and extend to and be binding upon the successors and assigns of the respective parties hereto.

[Signature Page Follows]

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## EXHIBIT A PROPERTY - LEGAL DESCRIPTION

[Legal Description Attached]

PIN No.: 25-20-300-025-0000; 25-20-314-019-0000; 25-02-413-041-0000; 25-32-210-020-0000;  
20-22-411-021-0000; 25-17-414-037-0000; 25-20-124-009-0000; 20-22-307-033-0000; 20-30-  
101-032-0000

Common Address: 11551 S. Ashland Ave, Chicago, IL 60643, 11747 S. Ashland Ave,  
Chicago, IL 60643, 9336 S. Avalon Ave, Chicago, IL 60619, 12828 S. Green Street, Chicago, IL  
60643, 6849 S. Champlain Ave, Chicago, IL 60637, 1118 W. 111th Street, Chicago, IL 60643,  
11357 Throop Street, Chicago, IL 60643, 6840 S. Michigan Ave, Chicago, IL 60637, 7134 S  
Oakley Ave, Chicago, IL 60636

**UNOFFICIAL COPY****SCHEDULE A - ADDENDUM****PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

**PARCEL 1:**

CKA: 11551 S. Ashland, Chicago, IL 60643

PIN:25-20-300-025-0000

LOT 25 IN BLOCK 7 IN FREDERICK H. BARTLETT'S GREATER CALUMET SUBDIVISION OF CHICAGO, BEING PART OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

CKA:11747 S. Ashland, Chicago, IL 60643

PIN:25-20-314-019-0000

LOT 19 IN BLOCK 21 IN F.H. BARTLETT'S GREATER CALUMET SUBDIVISION OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

CKA:9336 S. Avalon, Chicago, IL 60619

PIN:25-02-413-041-0000

THE NORTH 28 FEET OF LOT 33 IN G.O. MARTIN'S SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SOUTH EAST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF EAST 94TH STREET IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

CKA:12828 S. Green, Chicago, IL 60643

ALTA Commitment

Schedule B - Section I

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PIN:25-32-210-020-0000

LOT 4 IN BLOCK "C" IN NEW ROSELAND SUBDIVISION NO. 2, BEING A SUBDIVISION IN THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 NORTH OF LITTLE CALUMET RIVER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 5:

CKA: 6849 S. Champlain Ave, Chicago, IL 60637

PIN:20-22-411-021-0000

LOT 28 IN BLOCK 4 IN A. J. HAWKE'S SOUTH PARK SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

CKA: 1118 W. 111th Street, Chicago, IL 60643

PIN:25-17-414-037-0000

LOT 17 IN C. E. EDWARDS SUBDIVISION OF BLOCK 15 IN GEORGE C. STREET'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

CKA: 11357 Throop Street, Chicago, IL 60643

PIN:25-20-124-009-0000

LOT 36 IN BLOCK 18 IN JERNBERGS SUBDIVISION OF BLOCKS 2, 5 THRU 8, 11 THRU ; 28 AND THE RESUBDIVISION OF BLOCK 4 OF ROOD AND WESTONS ADDITION TO MORGAN PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 20 ACRES) AND THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 20 ACRES) OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALTA Commitment

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## Legal Description

**PARCEL 8:**

CKA: 6840 S. Michigan Ave, Chicago, IL 60637

PIN: 20-22-307-033-0000

LOT 9 IN BLOCK 5 IN LANCASTERS SUBDIVISION OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 9:**

CKA: 7134 S. Oakley Ave, Chicago, IL 60636

PIN: 20-30-101-032-0000

LOT 38 IN BLOCK 3 IN EGGER'S SUBDIVISION OF BLOCKS 3 AND 4 IN DEWEY AND HOGG'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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