

UNOFFICIAL COPY

Doc#: 1819819165 Fee: \$62.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2018 10:12 AM Pg: 1 of 8

PREPARED BY:
Karen Wade, Esq.
Alston & Bird LLP
2828 N Harwood Street, Suite 1800
Dallas, TX 75201

UPON RECORDATION RETURN TO:
Attn: Kelly Grady
OS National LLC
2170 Satellite Blvd, Ste 200
Duluth, GA 30097

ASSIGNMENT OF SECURITY INSTRUMENT

by

COREVEST AMERICAN FINANCE DEPOSITOR LLC,
a Delaware limited liability company,

to

**WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE
BENEFIT OF THE HOLDERS OF COREVEST AMERICAN FINANCE 2018-1 TRUST
MORTGAGE PASS-THROUGH CERTIFICATES**

Dated: As of July 6, 2018

**State: Illinois
County: Cook**

UNOFFICIAL COPY

ASSIGNMENT OF SECURITY INSTRUMENT

THIS ASSIGNMENT OF SECURITY INSTRUMENT (this "Assignment"), made and entered into as of the 6th day of July, 2018, is made by **COREVEST AMERICAN FINANCE DEPOSITOR LLC**, a Delaware limited liability company, having an address at 1920 Main Street, Suite 850, Irvine, CA 92614 ("Assignor"), in favor of **WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF THE HOLDERS OF COREVEST AMERICAN FINANCE 2018-1 TRUST MORTGAGE PASS-THROUGH CERTIFICATES**, having an address at 1100 North Market Street, Wilmington, DE 19890 ("Assignee").

WITNESSETH

WHEREAS, Assignor is the present legal and equitable owner and holder of that certain Promissory Note dated as November 10, 2017 executed by **JVA Four, 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 Twelve Million One Hundred Twenty Eight Thousand Five Hundred Dollars and No Cents (\$12,128,500.00) (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 instrument, 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 November 10, 2017, executed by Borrower for the benefit of CoreVest American Finance Lender LLC, as lender, and recorded on March 12, 2018 in the Real Property Records of Cook County, Illinois, as Document No. 1807113019, Book n/a, Page n/a (as the same may heretofore have

Loan # 23617

Assignment of Security Instrument (DEPOSITOR TO TRUST) – Page 1

Cook / Illinois

#35666147

UNOFFICIAL COPY

been assigned, the "Security Instrument"), in respect of the Premises, together with all rights accrued or to accrue under said Security Instrument.

2. Representations and Warranties of Assignor. This Assignment is an absolute assignment. This Assignment is without recourse, representation or warranty, express or implied, upon Assignor, except Assignor hereby warrants and represents to Assignee that:

(a) Prior to the execution hereof, Assignor has not sold, transferred, assigned, conveyed, pledged or endorsed any right, title or interest in the Security Instrument to any person or entity other than Assignee; and

(b) Assignor has full right and power to sell and assign the same to Assignee subject to no interest or participation of, or agreement with, any party other than Assignee.

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.

Loan # 23617

Assignment of Security Instrument (DEPOSITOR TO TRUST) -- Page 2

Cook / Illinois

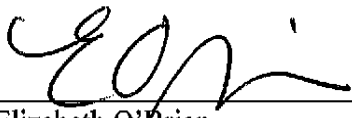
#35666147

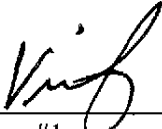
UNOFFICIAL COPY

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

ASSIGNOR:

**COREVEST AMERICAN FINANCE
DEPOSITOR LLC**, A Delaware limited liability company

By: 
Elizabeth O'Brien
Chief Executive Officer



Witness #1
Print Name: **Victor Zhang**



Witness #2
Print Name: **Leah Granovskaya**

Property of Cook County Clerk's Office

Signature Page

Assignment of Security Instrument (DEPOSITOR TO TRUST)

UNOFFICIAL COPY

ACKNOWLEDGMENT

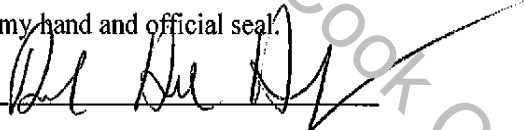
STATE OF NEW YORK)

COUNTY OF NEW YORK) ss.:

On June 24, 2018, before me, Debra Helen Heitzler, a Notary Public personally appeared Elizabeth O'Brien, as personally known to me (or proved to me the basis of satisfactory evidence) to be the person(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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of New York, County of New York, State of New York.

WITNESS my hand and official seal.

Signature



(Notary Seal)

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

Signature Page

Assignment of Security Instrument (DEPOSITOR TO TRUST)

UNOFFICIAL COPY

EXHIBIT A

(Premises Description)

ADDRESS : 8111 S ELIZABETH STREET, CHICAGO, COOK,IL 60538
PARCEL IDENTIFICATION NUMBER : 20-32-123-004-0000
CLIENT CODE : 08875

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 39 IN BLOCK 9 IN FIRST ADDITION TO AUBURN HIGHLANDS, BEING HARTS SUBDIVISION OF BLOCKS 11 AND 12 AND THE EAST HALF OF BLOCKS 3, 6 AND 10 IN THE CIRCUIT COURT PARTITION OF THE NORTH WEST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS : 8142 NORTH KI PATRICK #1, # 2 AND #3, SKOKIE, COOK,IL 60537
PARCEL IDENTIFICATION NUMBER : 10-22-318-024-0000
CLIENT CODE : 08874

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 1 IN KRENN AND DATO'S OAKTON AND CICERO SUBDIVISION A SUBDIVISION OF LOT 6 (EXCEPT THE SOUTH 862.82 FEET OF THE WEST 1/2 THEREOF) AND EXCEPT THE SOUTH 494 FEET OF THE EAST 1/2 THEREOF) IN SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS : 87 N. VICTORIA LANE #B, STREAMWOOD, COOK ,IL 60533
PARCEL IDENTIFICATION NUMBER : 06-14-428-015-1325
CLIENT CODE : 08870

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: UNIT B OF 87 VICTORIA LANE IN VICTORIAN PARK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND; VARIOUS LOTS IN ESTATE PARK UNITS ONE, TWO AND THREE, SUBDIVISIONS OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 0516003074; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE B, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO. PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE B, A

UNOFFICIAL COPY

LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO.

ADDRESS : 8901 S UNION AVENUE, CHICAGO, COOK,IL 60532
PARCEL IDENTIFICATION NUMBER : 25-04-118-001-0000
CLIENT CODE : 08869

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 46 (EXCEPT THE SOUTH 1 FOOT) IN BLOCK 22 IN SISSON AND NEWMAN'S SOUTH ENGLEWOOD SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS : 9157 S RACINE AVENUE, CHICAGO, COOK,IL 60531
PARCEL IDENTIFICATION NUMBER : 25-05-400-020-0000
CLIENT CODE : 08868

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: THE SOUTH 30 FEET OF LOT 18 IN ROBERT VOLK'S SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION OF THAT PART WESTERLY OF THE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS : 930 E 170TH STREET, SOUTH HOLLAND, COOK,IL 60530
PARCEL IDENTIFICATION NUMBER : 29-23-312-005-0000
CLIENT CODE : 08867

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 66 IN THE SECOND ADDITION TO CATALINA, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MARCH 23, 1964, AS DOCUMENT NUMBER 2141165.

UNOFFICIAL COPY

ADDRESS : 9817 TREETOP DRIVE #2B, ORLAND PARK, COOK, IL 60527
PARCEL IDENTIFICATION NUMBER : 27-16-210-034-1004
CLIENT CODE : 08864

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: UNIT 2B IN TREETOP BY TERRACE CONDOMINIUM NO. 16 AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 20 IN TREETOP SUBDIVISION NO. 1, A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 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 NO. 26336607 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS : 9826 S ARTESIAN AVENUE, EVERGREEN PARK, COOK, IL 60526
PARCEL IDENTIFICATION NUMBER : 24-12-228-028-0000
CLIENT CODE : 08863

LOT 126 (EXCEPT IN THE NORTH 38.67 FEET THEREOF) AND THE NORTH 19.34 FEET OF LOT 127 IN FREDERICK H. BARTLETT'S BEVERLY HIGHLANDS A SUBDIVISION OF THE NORTHEAST OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.