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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/21/2018 01:12 PM Pg: 1 of 3

THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDATION PLEASE RETURN TO:

Michael J. Palumbo, Esquire
Gingo Palumbo Law Group LLC
4700 Rockside Road, Suite 440, Independence, Ohio 44131
(216) 503-9512

ADDRESS: 5120 South Michigan Avenue, Chicago, Illinois 60615
COUNTY: Cook
P.I.N.: 20-10-301-039-0000

ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT

FUND THAT FLIP, INC., a Delaware corporation (the "Assignor"), having an address of 1382 West Ninth Street, Suite 200, Cleveland, Ohio 44113, for value received, hereby sells, transfers, assigns, and conveys to 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST, a Delaware statutory trust (the "Assignee"), having an address of 370 Highland Avenue, Suite 200, Piedmont, California 94611, without recourse or warranty, express or implied, all of Assignor's right, title and interest in that certain:

Mortgage and Security Agreement (the "Mortgage") dated April 18, 2018, executed by The Stewardship Group, Washington Park, LLC, an Illinois limited liability company, delivered to Assignor, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois on April 24, 2018 as Instrument #1811434049. The Mortgage refers to that certain lot, tract, parcel, or piece of ground described on Exhibit A attached hereto (the "Property").

This Assignment is made without recourse and without representation or warranty, express, implied, or by operation of law, of any kind and nature whatsoever by the Assignor.

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EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 63 FEET OF THE NORTH 113 FEET OF LOT 1 IN JAMES D. LYNCH'S ADDITION TO HYDE PARK, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-10-301-039-0000

COMMONLY KNOWN AS: 5120 SOUTH MICHIGAN AVENUE, CHICAGO, IL 60615

Address: 5120 South Michigan Avenue, Chicago, Illinois 60615

P.I.N.: 20-10-301-039-0000

Property of Cook County Clerk's Office