

# UNOFFICIAL COPY

Doc#: 1913355181 Fee: \$54.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/13/2019 10:52 AM Pg: 1 of 4

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

**READY CAPITAL MORTGAGE DEPOSITOR IV, LLC,**  
a Delaware limited liability company  
(Assignor)

to

**READY CAPITAL MORTGAGE FINANCING 2019-FL3, LLC,**  
a Delaware limited liability company

(Assignee)

Dated as of April 9, 2019.

**Property Location:** 1950 S. Jourdan Court a/k/a 1915 S. Peoria Street,  
Chicago, IL  
931 W. 19<sup>th</sup> Street a/k/a 1901 S. Sangamon Street,  
Chicago, IL  
920 W. Cullerton a/k/a 1911 S. Sangamon Street,  
Chicago, IL

**Tax ID #:** 17-20-427-010-0000, 17-20-425-002-0000,  
17-20-425-005-0000, 17-20-425-010-0000,  
17-20-426-011-0000, 17-20-425-012-0000,  
17-20-425-013-0000, & 17-20-426-014-0000

DOCUMENT PREPARED BY AND  
WHEN RECORDED, RETURN TO:

ReadyCap Commercial, LLC  
Attn: Melissa Perez  
1320 Greenway Drive, Suite 560  
Irving, TX 75038

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

READY CAPITAL MORTGAGE DEPOSITOR IV, LLC, a Delaware limited liability company (“*Assignor*”), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to READY CAPITAL MORTGAGE FINANCING 2019-FL3, LLC, a Delaware limited liability company, its successors, participants and assigns (collectively “*Assignee*”), all right, title and interest of Assignor in and to that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, by MURAL PARK, LLC, an Illinois limited liability company (“*Borrower*”), in favor of READYCAP COMMERCIAL, LLC, a Delaware limited liability company d/b/a Ready Capital Structured Finance (“*Original Lender*”), dated November 29, 2018 and recorded in the Cook County Recorder of Deeds (“*Official Records*”), on November 30, 2018, as document number 1833416066; as the same was assigned by Original Lender to READYCAP WAREHOUSE FINANCING LLC, a Delaware limited liability company (“*Original Assignee*”), pursuant to that certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of December 28, 2018 and recorded in the Official Records on January 24, 2019 as document number 1902433081; as the same was assigned by Original Lender to READY CAPITAL SUBSIDIARY REIT I, LLC, a Delaware limited liability company (“*First Assignee*”), pursuant to that certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of April 9, 2019, and recorded in the Official Records on 05/06/2019 as document number 1912655252; as the same was assigned by First Assignee to Assignor, pursuant to that certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of April 9, 2019, and recorded in the Official Records on 05/10/2019 as document number 1913046008 as the same have heretofore been amended, modified, restated, supplemented, assigned, renewed or extended), and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

Together with any and all notes and obligations therein described, the debt and claims secured thereby and all sums of money due and to become due thereon, with interest provided for therein, and hereby irrevocably appoints Assignee hereunder its attorney to collect and receive such debt, and to foreclose, enforce and satisfy the foregoing the same as it might or could have done were these presents not executed, but at the cost and expense of Assignee.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

TO HAVE AND TO HOLD this Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing unto Assignee and to the successors and assigns of Assignee forever.

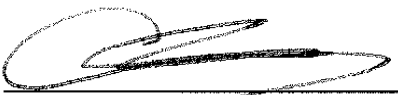
[SIGNATURE ON THE FOLLOWING PAGE]

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IN WITNESS WHEREOF, Assignor has caused this instrument to be executed by its duly authorized officer on the day and year first above written.

**ASSIGNOR:**

**READY CAPITAL MORTGAGE DEPOSITOR  
IV, LLC,**  
a Delaware limited liability company

By:   
Name: Crager Boardman  
Title: Authorized Person

Property of Cook County Clerk's Office

**ACKNOWLEDGMENT**

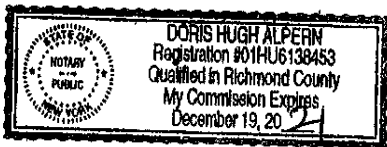
STATE OF NEW YORK )

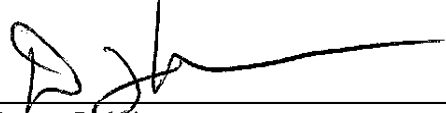
) SS:

COUNTY OF NEW YORK )

I, Doris Hugh Alpern, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Crager Boardman, personally known to be the Authorized Person of Ready Capital Mortgage Depositor IV, LLC, a Delaware limited liability company, and personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Authorized Person, he signed and delivered the said instrument pursuant to authority of said limited liability company as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

WITNESS MY HAND and Notary seal this 3<sup>rd</sup> day of April, 2019.



  
\_\_\_\_\_  
Notary Public

My Commission Expires:  
December 19, 2021

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## EXHIBIT A

### Description of the Property

#### PARCEL 1:

LOTS 47, 48, 49, 50, 51, 52, 53 AND 54 IN LEHMER'S SUBDIVISION OF BLOCK 15 IN WALSH AND MCMULLEN'S SUBDIVISION OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

For Informational Purposes Only:

Commonly known as 1915 S. Peoria, Chicago, IL

Tax Id #: 17-20-427-010-0000

#### PARCEL 2:

LOTS 7 TO 15, BOTH INCLUSIVE, AND LOTS 18 TO 24, BOTH INCLUSIVE, IN LEHMER'S SUBDIVISION OF BLOCK 14 IN WALSH AND MCMULLEN'S SUBDIVISION OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL INTEREST IN ALL THAT PART OF THE EAST AND WEST ALLEY, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 9 TO 15, BOTH INCLUSIVE, AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 18 TO 24, BOTH INCLUSIVE, WHICH ALLEY WAS VACATED BY CITY ORDINANCE ADOPTED THE 6TH DAY OF JUNE, A.D., 1910, ALL IN COOK COUNTY, ILLINOIS.

For Informational Purposes Only:

Commonly known as 931 W. 19th St., Chicago, IL

Tax ID#17-20-425-002-0000 and 17-20-425-005-0000

#### PARCEL 3:

LOTS 50 TO 64, BOTH INCLUSIVE IN JAMES D. LEHMER'S SUBDIVISION OF BLOCK 14 OF WALSH AND MCMULLEN'S SUBDIVISION OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

For Informational Purposes Only:

Commonly known as 920 W. Cullerton Street, Chicago, IL.

Tax ID #: 17-20-425-010-0000; 14-20-426-011-0000; 17-20-425-012-0000; 17-20-425-013-0000; and 17-20-426-014-0000