



Doc# 1919133837 Fee \$82.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/10/2019 09:30 AM PG: 1 OF 3

PREPARED BY AND UPON  
RECORDATION RETURN TO:

Saul Ewing Arnstein & Lehr LLP  
131 Dartmouth St., Suite 501  
Boston, MA 02116  
Attn: Sally Michael, Esq.

Property Address: 980 Elk Grove Town Center, Elk Grove Village, IL 60007  
PIN: 08-32-202-021-0000

**ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT**  
**AND OTHER LOAN DOCUMENTS**

For valuable consideration, CVCF - WAB FUND I, LLC, a Delaware limited liability company with offices at 1300 Quail Street, Suite 106, Newport Beach, CA 92660, effective as of April 26, 2019, assigns to INVICTUS - CVCF I, LLC, a Delaware limited liability company, with offices at 1300 Quail Street, Suite 106, Newport Beach, CA 92660 without recourse, all of its right, title and interest in and to:

- i. a certain Mortgage and Security Agreement dated October 23, 2018, from SOUTH LONDON HOLDINGS, LLC, a Delaware limited liability company, with an address of 2711 Centerville Road, Suite 400, Wilmington, Delaware, in the original principal amount of TWO MILLION ONE HUNDRED SEVENTY-FIVE THOUSAND and 00/100 (\$2,175,000.00) Dollars and recorded with the Recorder of Deeds, Cook County, Illinois, as Document Number 1829945043 (the "Mortgage");
- ii. a certain Assignment of Rents and Leases dated October 23, 2018 from SOUTH LONDON HOLDINGS, LLC and recorded with the Recorder of Deeds, Cook County, Illinois, as Document Number 1829945044; and
- iii. all other "Loan Documents" (as defined in the Mortgage), and any substitutions, modifications, extensions or amendments to any of the Loan Documents.

[Remainder of Page Intentionally Blank – Signature Page to Follow]

S	<u>N</u>
P	<u>3</u>
S	<u>N</u>
M	<u>Y</u>
SC	<u>Y</u>
E	<u>Y</u>
INT	<u>Y.W</u>

# UNOFFICIAL COPY

In witness whereof, the undersigned has duly executed this Assignment as an instrument under seal this 26 day of April, 2019.

CVCF - WAB FUND I, LLC

By: [Signature]  
Name: Bill Wang  
Title: Authorized Signatory

Property of Cook County Clerk's Office

STATE OF NEW YORK )

) ss

COUNTY OF Suffolk )

On April 26, 2019, before me, Kevin Ansel, NOTARY PUBLIC, personally appeared Bill Wang, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State set forth above that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

KEVIN F ANSEL  
Notary Public, State of New York  
Registration #01AN6356263  
Qualified In Suffolk County  
Commission Expires March 27, 2021

(Seal)

# UNOFFICIAL COPY

## **EXHIBIT "A"** **Legal Description**

### Parcel 1:

Lot 3 in Elk Grove Town Center subdivision, being a resubdivision in part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded August 1, 2018 as document no. 1821345039.

### Parcel 2:

Non exclusive easement for Ingress, Egress and parking for the benefit of parcel one as created by reciprocal easement agreement between Elk Grove Village, Elk Grove Town Center, L.L.C. And the Board of Trustees of the Village of Elk Grove village dated as of March 13, 1997 and recorded August 5, 1997 as document number 97566666 over the Land West and adjoining as described therein.

### Parcel 3:

Non exclusive easement for Ingress, Egress and parking for the benefit of parcel one as created by reciprocal easement agreement between Elk Grove Town Center, L.L.C. And Beverly Trust Company, as trustee under trust agreement dated June 24, 1997 and known as trust number 74-2478 dated July 25, 1997 and recorded August 5, 1997 as document number 97566670 over the Land South and adjoining as described therein.

### Parcel 4:

Easements for the benefit of Parcel One as granted by Section 3(a) for ingress and egress; Section 3(D) to use such portions of the granting owner's parcel for the location of and to reconstruct and maintain any roofs, building overhangs, awnings and other similar appurtenances to the grantee's building; section 4 for parking; section five for utility lines; and Section 13(e) for "inline fixtures", of the Declaration of Covenants, Conditions and Restrictions and Grant of Easements recorded August 1, 2018, as document no. 1821345042 and Scrivener's Affidavit recorded September 24, 2018 as document number 1826717019 which includes pages missing from the original August 1, 20 '18 recording.

### Parcel 5:

Non exclusive easements for ingress, egress, and parking for the benefit of parcel one as created by the Declaration of Covenants, Conditions and Restrictions and Grant of Easements recorded August 1, 2018 as document number 1821345042 and Scrivener's Affidavit recorded September 24, 2018 as document number 1826717019.

Property Address: Lot 3, commonly known as a part of 980 Elk Grove Town Center, Elk Grove Village, IL 60007  
PIN: 08-32-202-02 1-0000