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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/05/2019 04:11 PM PG: 1 OF 7

Property of Cook County Clerk's Office

SPACE ABOVE FOR RECORDER'S USE ONLY

**ASSIGNMENT OF LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING**

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

READYCAP COMMERCIAL, LLC, a Delaware limited liability company, d/b/a Ready Capital Structured Finance  
(Assignor)  
to

READYCAP WAREHOUSE FINANCING LLC, a Delaware limited liability company  
(Assignee)

Dated: As of Aug 2, 2019

Location: 55 East Jackson Blvd.  
Chicago, Illinois

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

READYCAP COMMERCIAL, LLC, a Delaware limited liability company, d/b/a Ready Capital Structured Finance, whose address is 1320 Greenway Drive, Suite 560, Irving, Texas 75038 ("**Assignor**"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to **READYCAP WAREHOUSE FINANCING LLC**, a Delaware limited liability company, having an address at 1140 Avenue of the Americas, 7th Floor, New York, New York 10036, their successors, participants and assigns (collectively, "**Assignee**"), all right, title and interest of Assignor in and to that certain Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing from **55 JACKSON ACQUISITION LLC**, a Delaware limited liability company ("**Borrower**"), for the benefit of Assignor dated August 2, 2019, and recorded in the official real estate records of Cook County, Illinois, as Document #1921706213 (as the same have heretofore been amended, modified, restated, supplemented, assigned, renewed or extended, the "**Mortgage**"), 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 Assignor 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 the Mortgage 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:**

READYCAP COMMERCIAL, LLC, a Delaware limited liability company, d/b/a Ready Capital Structured Finance

By: D Dishman  
Name: Dawnyel Dishman  
Title: Authorized Person

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ACKNOWLEDGEMENT

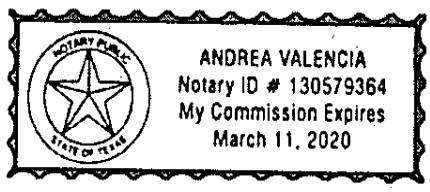
State of Texas

County of Dallas

On July 17<sup>th</sup>, 2019 before me, Andrea Valencia, Notary Public, personally appeared Dawnyel Dishman, an Authorized Person of Readycap Commercial, LLC, who is known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Signature Andrea Valencia

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IN WITNESS WHEREOF, the Assignor has caused these presents to be duly executed as of the day and year first above written.

ASSIGNOR:

READYCAP COMMERCIAL, LLC, a Delaware limited liability company, d/b/a Ready Capital Structured Finance

By: DDishman  
Name: Dawnyel Dishman  
Title: Authorized Person

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Exhibit A

COOK COUNTY  
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## EXHIBIT A

### Description of the Property

Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

PARCEL 1:

LOTS 1, 2, 3, AND 4, INCLUSIVE, IN ASSESSOR'S DIVISION OF LOTS 2 AND 3 OF BLOCK 8 IN THE NORTHWEST 1/4 OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 5, 6 AND 7, INCLUSIVE, IN ASSESSOR'S DIVISION OF LOTS 2 AND 3 OF BLOCK 8 IN THE NORTHWEST 1/4 OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 8 OF ASSESSOR'S DIVISION OF LOTS 2 AND 3 OF BLOCK 8 IN THE NORTHWEST 1/4 OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3 CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED NOVEMBER 2, 1977 AND RECORDED NOVEMBER 4, 1977 AS DOCUMENT 24180486 MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1070932 TO CONTINENTAL CASUALTY COMPANY AND CONTINENTAL ASSURANCE COMPANY, AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED MAY 20, 2003 AS DOCUMENT 0314042024 OVER PORTIONS OF LOTS 1 AND 4 IN BLOCK 8 OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DESCRIBED THEREIN.

PARCEL 5:

EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 CREATED BY EASEMENT AGREEMENT DATED MAY 14, 2003 AND RECORDED MAY 20, 2003 AS DOCUMENT 0314042017 MADE BY CONTINENTAL ASSURANCE COMPANY TO 55 E. JACKSON LLC AS DESCRIBED THEREIN.

PARCEL 6:

EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 CREATED BY UNDERGROUND PARKING GARAGE CROSS EASEMENT AGREEMENT DATED MAY 14, 2003 AND RECORDED MAY 20, 2003 AS DOCUMENT 0314042019 MADE BY CONTINENTAL ASSURANCE COMPANY TO 55 E. JACKSON LLC AS DESCRIBED THEREIN.