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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/22/2019 03:56 PM PG: 1 OF 7



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Doc# Fee \$10.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/22/2019 03:56 PM PG: 0

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  
3097 Satellite Blvd, Ste 400  
Duluth, GA 30096

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 2018-2 TRUST  
MORTGAGE PASS-THROUGH CERTIFICATES

Dated: As of December 13, 2018

State: Illinois  
County: Cook

S ✓  
P ✓  
S ✓  
M ✓  
SC ✓  
E ✓  
INT ✓, w

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## ASSIGNMENT OF SECURITY INSTRUMENT

THIS ASSIGNMENT OF SECURITY INSTRUMENT (this "Assignment"), made and entered into as of the 13<sup>th</sup> day of December, 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 2018-2 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 October 19, 2018 executed by **A & R Investments, 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 Five Hundred Seventy Thousand Dollars and No Cents (\$570,000.00) (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 October 19, 2018, executed by Borrower for the benefit of CoreVest American Finance Lender LLC, as lender, and recorded on May 29, 2019 in the Real Property Records of Cook County, Illinois, as Document No. 1914949268, Book n/a, Page n/a (as the same may heretofore have been assigned,

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

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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 # 25450

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

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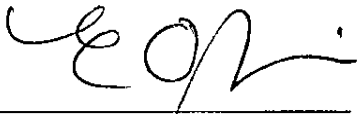
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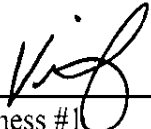
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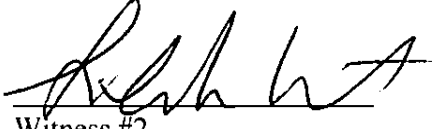
IN WITNESS WHEREOF, Assignor has executed this Assignment of Security Instrument as of the day and year first above written.

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)

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## ACKNOWLEDGMENT

STATE OF NEW YORK )

COUNTY OF NEW YORK ) ss.:

On December 19 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 [Handwritten 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)

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## EXHIBIT A

### Legal Descriptions and PINS

#### PARCEL 1:

**For APN/Parcel ID(s): 28-36-103-002-0000**  
**For Tax Map ID(s): 28-36-103-002-0000**

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COMMON ADDRESS: 2809 CHERRYWOOD PLACE, HAZEL CREST, IL 60429

LOT 144 IN RADESETTER KNOLLCREST HARRY M. QUINN MEMORIAL SUBDIVISION, OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### PARCEL 2:

**For APN/Parcel ID(s): 28-35-411-015-0000**  
**For Tax Map ID(s): 28-35-411-015-0000**

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COMMON ADDRESS: 18116 VERSAILLES LANE, HAZEL CREST, IL 60429

LOT 111 IN CHATEAUX CHAMPAGNE UNIT NO. S-2 BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### PARCEL 3:

**For APN/Parcel ID(s): 28-25-308-012-0000**  
**For Tax Map ID(s): 28-25-308-012-0000**

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COMMON ADDRESS: 3117 172<sup>ND</sup> STREE, HAZEL CREST, IL 60429

LOT 155 IN ELMORE'S POTTOWATOMIE HILLS, A SUBDIVISION OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

**For APN/Parcel ID(s): 31-23-311-034-0000**  
**For Tax Map ID(s): 31-23-311-034-0000**

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COMMON ADDRESS: 21218 LOCUST STREET, MATTESON, IL 60443

LOT 66 IN JOSEPH W. O'CONNOR'S LINCOLN HIGHWAY ADDITION TO MATTESON, A SUBDIVISION IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (BEING PART OF LOTS 19 AND 20 IN DIVISION OF PARTS OF SAID SECTION 23), IN COOK COUNTY, ILLINOIS ACCORDING TO PLAT THEREOF REGISTERED IN REGISTRAR'S OFFICE ON JANUARY 19, 1950, AS SHOWN IN DOCUMENT 1278890, IN COOK COUNTY, ILLINOIS.

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**PARCEL 5****For APN/Parcel ID(s): 28-24-101-006-0000****For Tax Map ID(s): 28-24-101-006-0000**

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COMMON ADDRESS: 3134 SHERWOOD AVE, MARKHAM, IL 60428

LOT 5 IN BLOCK 1 IN CANTERBURY GARDENS UNIT NO. 1, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 6:****For APN/Parcel ID(s): 31-10-200-089-1273****For Tax Map ID(s): 31-10-200-089-1273**

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COMMON ADDRESS: 4142 193<sup>RD</sup> STREET UNIT 273, COUNTRY CLUB HILLS, IL 60478

UNIT 273, AS DELINEATED ON SURVEY OF CERTAIN LOT OR LOTS IN TIERRA GRANDE COURTS, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1972, AS DOCUMENT 22052057, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS "PARCEL"); WHICH SURVEY IS ATTACHED AS EXHIBIT "A-1" TO THE DECLARATION OF CONDOMINIUM MADE BY MEDEMA BUILDERS, INCORPORATED, A CORPORATION OF ILLINOIS, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MARCH 23, 1973, AS DOCUMENT 22260451, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.