

UNOFFICIAL COPY

Doc#. 2006447113 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/04/2020 12:06 PM Pg: 1 of 7

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: 6943 South Indiana Avenue, Chicago, Illinois 60637
COUNTY: Cook
PARCEL ID: 20-22-317-004-0000

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

MCM CAPITAL SOLUTIONS, dba MCM HOLDINGS, INC., a Florida corporation (the "Assignor"), having an address of 14100 Palmetto Frontage Road, Suite 304, Miami Lakes, Florida 33016, for value received, hereby sells, transfers, assigns, and conveys to ALPHAFLOW WH, LLC, a Delaware limited liability company (the "Assignee"), having an address of 564 Market Street, Suite 450, San Francisco, California 94101, without recourse or warranty, express or implied, all of Assignor's right, title and interest in that certain:

Mortgage, Assignment of Leases and Rents, Fixture Filing, and Security Agreement (the "Mortgage") dated December 31, 2019, executed by Rise Up Holdings, LLC, an Illinois limited liability company, delivered to MCM Capital Solutions, dba MCM Holdings, Inc., a Florida corporation, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois on ___/___/20___ as Document #_____. The Mortgage refers to that certain lot, tract, parcel, or piece of ground described on Exhibit A attached hereto (the "Property") and secures that certain commercial loan in the original principal amount of \$288,400.00.

UNOFFICIAL COPY

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.

[END OF PAGE – SIGNATURE PAGE TO FOLLOW]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Assignor, by and through the Assignor's authorized signatory, has executed this Assignment with an effective date of December 31, 2019.

ASSIGNOR:
MCM CAPITAL SOLUTIONS,
dba MCM HOLDINGS, INC.,
a Florida corporation

h. cam

By: Heather Camus
Its: Vice-President

Property of COOK COUNTY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS:
COUNTY OF Miami-Dade

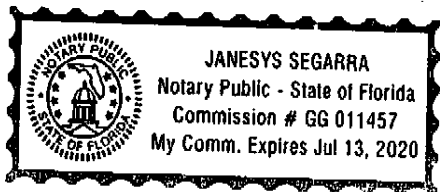
Before me, a Notary Public in and for said State, personally appeared the Assignor, MCM Capital Solutions, dba MCM Holdings, Inc., a Florida corporation, by and through its _____ (Name), who proved to me through satisfactory evidence of identification, which was [check one]: _____ photo identification; _____ credible witness; or X personal knowledge, to be the Assignor whose name is signed on this Instrument, who acknowledged to me that she signed this Instrument as the Assignor's free and voluntary act(s) and deed(s) for the use(s) and purpose(s) mentioned in this Instrument, and who on oath stated that Heather Camus (Name), Vice President (Title), is authorized to execute this Instrument and in fact executed this Instrument on behalf of the Assignor.

In testimony whereof, I have hereunto set my hand, and official seal in Miami (City), Florida on this 21st day of December, 2019.

[Signature]

Notary Public
State of Florida

[NOTARIAL SEAL]



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

The Land is described as follows:

Situated in the County of Cook, State of Illinois, to wit:

Lot 21 and Lot 22 in Block C in Sonnenschein and Solomon's Park Manor Subdivision of Blocks 5, 7 and 12 in the Subdivision of the East 1/2 of the Southwest 1/4 of Section 22, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 6943 South Indiana Avenue, Chicago, Illinois 60637

Parcel ID: 20-22-317-004-000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit B

Description of the Security Instrument

The Mortgage dated 12/31/2019 made by Rise Up Holdings, LLC in favor of MCM Capital Solutions, dba MCM Holdings, Inc. was recorded on 01/15/2020 at Instrument No. 2001508396 in the Office of the County Recorder of Cook County.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

ASSIGNMENT OF SECURITY DOCUMENTS

MCM CAPITAL SOLUTIONS, dba MCM HOLDINGS, INC., a Florida corporation (the "Assignor"), for good and valuable consideration, the receipt and sufficiency of which are acknowledged, hereby sells, transfers, assigns, delivers, sets-over and conveys to ALPHAFLOW WH, LLC, a Delaware limited liability company (the "Assignee"), without recourse and without representation or warranty, express, implied, or by operation of law, of any kind and nature whatsoever by the Assignor, all right, title and interest of the Assignor in and to the loan identified on Exhibit A attached hereto (the "Loan"), including, without limitation all of Assignor's right, title and interest in any guaranties, pledge agreements, collateral assignment agreements, non-owner occupancy affidavits, environmental indemnity agreements, certificates of borrower, security agreements, loan participation interests, indemnities, claims, collateral, insurance policies, certificates of deposit, letters of credit, escrow accounts, performance bonds, demands, causes of action and any other collateral arising out of and/or executed and/or delivered in or to or with respect to the Loan, together with any other documents or instruments executed and/or delivered in connection with or otherwise related to the Loan.

This effective date of this Assignment is December 31, 2019.

ASSIGNOR:

MCM CAPITAL SOLUTIONS,
 dba MCM HOLDINGS, INC.,
 a Florida corporation

H. Camus

By: _____ **Heather Camus**

Its: _____ **Vice-President**

Borrower: Rise Up Holdings, LLC
 Property: 6943 South Indiana Avenue, Chicago, Illinois 60637
 Loan: 191227000

UNOFFICIAL COPY

EXHIBIT A
TO
ASSIGNMENT OF SECURITY DOCUMENTS

That certain commercial loan dated December 31, 2019 in the stated original principal amount of \$288,400.00 executed by Rise Up Holdings, LLC, an Illinois limited liability company, in favor of MCM Capital Solutions, dba MCM Holdings, Inc., a Florida corporation.

Property of Cook County Clerk's Office