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Edward M. Moody
Cook County Recorder of Deeds
Date: 07/20/2020 10:15 AM Pg: 1 of 4



REF185932574A

ASSIGNMENT OF MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING

SUTHERLAND WAREHOUSE TRUST II, a Delaware statutory trust
(Assignor)

to

READY CAPITAL MORTGAGE DEPOSITOR II, LLC, a Delaware limited liability
company
(Assignee)

Dated: As of April 30, 2020

Location: 1501 West North Avenue
Melrose Park, Illinois 60160

DOCUMENT PREPARED BY ~~REDACTED~~
~~WHEN RECORDED, RETURN TO:~~

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

Return to:
Document Recording Services
P.O. Box 3008
Tallahassee, FL 32315-3008

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ASSIGNMENT OF MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING

SUTHERLAND WAREHOUSE TRUST II, a Delaware statutory trust, whose address is 1140 Avenue of the Americas, 7th Floor, New York, New York 10036 ("**Assignor**"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to **READY CAPITAL MORTGAGE DEPOSITOR II, LLC**, a Delaware limited liability company, having an address at 1320 Greenway Drive, Suite 560, Irving, Texas 75038, their successors, participants and assigns ("**Assignee**"), all right, title and interest of Assignor in and to that certain Mortgage, Security Agreement and Fixture Filing from **KD MELROSE PARK HOLDINGS, LLC**, an Illinois limited liability company, **MELROSE PARK INVESTORS LLC**, a Delaware limited liability company, and **KD SENIOR MELROSE PARK HOLDINGS, LLC**, a Delaware limited liability company (collectively, "**Borrower**"), for the benefit of **READYCAP COMMERCIAL, LLC**, a Delaware limited liability company, d/b/a Ready Capital Structured Finance ("**Original Lender**"), dated March 8, 2016, and recorded in the Cook County, Illinois records, as Document Number 1607556256; as the same was assigned by Original Lender to Assignor pursuant to that certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated April 30, 2017, and recorded in the aforesaid records as Document Number 1713615071 (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:

SUTHERLAND WAREHOUSE TRUST II, a Delaware statutory trust

By: U.S. Bank Trust, N.A., as Owner Trustee

By: Waterfall Asset Management, LLC, as Attorney-in-Fact

By: Kenneth Nick
Name: Kenneth Nick
Title: Authorized Person

Property of Cook County Clerk's Office

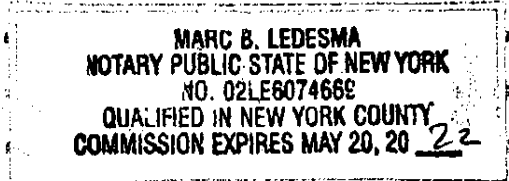
ACKNOWLEDGMENT

State of NY }
County of NY } ss.

On May 21, 2020, before me, Marc B. Ledesma, a Notary Public in and for said County and State, personally appeared Kenneth Nick, personally known to me or proved on 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.

WITNESS my hand and official seal.

[Signature]
[Notary Public]



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Exhibit A

Legal Description

Common Property Address: 1501 West North Ave.
Melrose Park, Illinois 60160

Permanent Index Numbers: 12-34-403-013-0000

THE EAST 297.46 FEET OF LOT 3 OF THE SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF LYING NORTH OF A LINE 469.13 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 34) AND (EXCEPT THAT PART THEREOF TAKEN FOR WIDENING OF NORTH AVENUE) AND (EXCEPT THE EAST 25 FEET FALLING IN 15TH AVENUE), IN COOK COUNTY, ILLINOIS.

APN: 12-34-403-013-0000