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2024808024

Doc# 2024808024 Fee \$88.00

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Redwood BPL Holdings 2, Inc.
19800 MacArthur Blvd., Suite 1150
Irvine, CA 92612.

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/04/2020 08:46 AM PG: 1 OF 4

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ABSOLUTE ASSIGNMENT OF MORTGAGE AND LOAN DOCUMENTS

This Absolute Assignment of Mortgage and Loan Documents (this "Assignment") is dated as of August 19, 2020 (the "Effective Date"), by CAF Bridge Borrower MS 2, LLC ("Assignor") and Redwood BPL Holdings 2, Inc. ("Assignee") (each individually a "Party" and collectively, the "Parties").

RECITALS:

1. Concurrently herewith, for good and valuable consideration, the receipt of which is hereby acknowledged, Assignor has conveyed to Assignee all of Assignor's rights, title and interest in, to and under that certain mortgage loan (the "Loan") made to 5035 N. Lincoln Avenue, LLC ("Borrower").

2. In connection with the conveyance of the Loan by Assignor to Assignee, Assignor desires to assign to Assignee and Assignee desires to assume from Assignor all of Assignor's rights, title, and interest in, to, and under: (i) that certain Note dated as of September 5, 2019 executed by Borrower in the principal amount of \$9,761,904.00 (the "Note"); (ii) that certain Mortgage, Assignment of Rents, Security Agreement and Fixture Filing dated as of September 5, 2019 executed by Borrower, and recorded in the Official Records of Cook County, Illinois (the "Official Records"), on October 3, 2019 as Instrument No. 1927649243 (the "Mortgage") regarding the real property as more particularly described on Exhibit A attached hereto and incorporated herein by this reference; and (iii) any and all other documents and instruments executed in connection therewith (the "Other Loan Documents"). The Note, the Mortgage, and Other Loan Documents, including without limitation that certain Absolute Assignment of Lessor's Interest in Leases and Rents executed by Borrower and recorded in the Official Records as Instrument No. 1927649244 shall be collectively referred to herein as the "Assigned Loan Documents."

3. Assignor has simultaneously herewith endorsed the Note to Assignee and the Parties desire that the other Assigned Loan Documents and all other documents relating to or evidencing the Loan be assigned by Assignor and assumed by Assignee.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged:

1. Assignor hereby absolutely, irrevocably and unconditionally sells, assigns, transfers, sets over, conveys, and endorses to Assignee all of Assignor's right, title, and interest in and to the Assigned

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Loan Documents, including, without limitation, all lien rights or other rights or interests in and to the property encumbered by the **Mortgage**, all sums of money due and to become due thereunder, and all accrued interest or other charges thereon. **Assignor** hereby further absolutely, irrevocably, and unconditionally sells, assigns, transfers, sets over, conveys, and endorses to **Assignee**, all of **Assignor's** right, title, and interest in and to any and all claims, rights, and causes of action, whether in tort or contract, whether known or unknown, that **Assignor** may have against the **Borrower** and/or and third parties in connection with the **Loan**, the **Assigned Loan Documents**, and/or the collateral for the **Loan**.

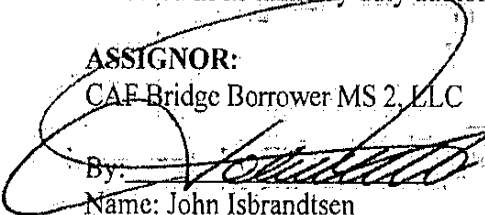
2. This **Assignment** shall be binding upon and inure to the benefit of each **Party** and their respective successors and assigns.

3. THIS **ASSIGNMENT** IS MADE WITHOUT RECOURSE OR WARRANTY OF ANY KIND AND **ASSIGNOR** MAKES NO REPRESENTATIONS OR WARRANTY, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE WHATSOEVER WITH RESPECT TO THE **MORTGAGE** OR ANY OTHER **ASSIGNED LOAN DOCUMENTS** (INCLUDING ANY RELATED PROMISSORY NOTE).

4. This **Assignment** shall be governed by and construed in accordance with the laws of the State of Illinois.

IN WITNESS WHEREOF, **Assignor** and **Assignee** have each caused this **Assignment** to be executed in its name by duly authorized officers as of the date first above written.

ASSIGNOR:
CAF Bridge Borrower MS 2, LLC

By: 
Name: John Isbrandtsen
Title: Authorized Signor

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Exhibit A

Legal Description

PARCEL 1:
 LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, (EXCEPT THE SOUTHEASTERLY 160 FEET THEREOF) IN SCHUPP'S SUBDIVISION OF LOTS 20 AND 21 (EXCEPT THE SOUTH 103 FEET OF SAID LOT 21) IN BOWMANVILLE'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
 The Northeasterly 33.00 feet of the Southeasterly 160.00 feet of Lots 1, 2, 3, 4, 5, 6, 7 and 8 in Schupp's Subdivision of Lots 20 and 21 (except the South 103 feet of said lot 21) in Bowmanville's Subdivision, being a subdivision of part of the East half (1/2) of the Southwest quarter (1/4) and all of the Southwest quarter (1/4) of the Southeast quarter (1/4) in Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 3:
 The Northeasterly 53.00 feet of the Southeasterly 160.00 feet of Lots 1, 2, 3, 4, 5, 6, 7 and 8 in Schupp's Subdivision of Lots 20 and 21 (except the South 103 feet of said lot 21) in Bowmanville's Subdivision, being a subdivision of part of the East half (1/2) of the Southwest quarter (1/4) and all of the Southwest quarter (1/4) of the Southeast quarter (1/4) in Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 4:
 The Southeasterly 53.00 feet of Lots 1, 2, 3, 4, 5, 6, 7 and 8 in Schupp's Subdivision of Lots 20 and 21 (except the South 103 feet of said lot 21) in Bowmanville's Subdivision, being a subdivision of part of the East half (1/2) of the Southwest quarter (1/4) and all of the Southwest quarter (1/4) of the Southeast quarter (1/4) in Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

5035 N. Lincoln Avenue, Chicago, IL 60625

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