

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 01/21/2021 02:40 PM Pg: 1 of 9

**PREPARED BY:**  
CoreVest American Finance Lender LLC  
c/o Jeremy Chiang  
1920 Main St., Suite 850  
Irvine, CA 92614

UPON RECORDATION RETURN TO:  
OS National, LLC  
3097 Satellite Blvd., Building 700, Suite 400  
Duluth, GA 30097  
(770) 497-9100

## ASSIGNMENT OF MORTGAGE

by

**CF COREVEST PURCHASER LLC,**  
a Delaware limited liability company

to

**CAF BORROWER GS LLC,**  
a Delaware limited liability company

**Dated:** As of August 23, 2019

**State:** Illinois  
**County:** Cook

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## ASSIGNMENT OF MORTGAGE

THIS ASSIGNMENT OF MORTGAGE (this "Assignment"), made and entered into as of this 23<sup>rd</sup> day of August, 2019, is made by **CF COREVEST PURCHASER LLC**, a Delaware limited liability company, having an address c/o Fortress Investment Group, 1345 Avenue of the Americas, 46th Floor, New York, NY 10105, Attention: General Counsel - Credit Funds ("Assignor"), in favor of **CAF BORROWER GS LLC**, a Delaware limited liability company, having an address at 1920 Main Street, Suite 850, Irvine, CA 92614, Attention: Head of Term Lending ("Assignee").

### WITNESSETH

WHEREAS, Assignor is the present legal and equitable owner and holder of that certain Promissory Note, dated as of August 23, 2019, executed by STONY SOUTHSIDE RENTALS, 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 SIX MILLION NINE HUNDRED SIXTY SIX THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$6,966,600.00) (the "Note") in connection with certain real property and improvements located thereon situated in the County of Cook, State of Illinois, identified on Schedule 1 attached hereto and made a part hereof 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 August 23, 2019, executed by Borrower for the benefit of CoreVest, as lender, and recorded on September 26, 2019 in the Real Property Records of Cook County, Illinois, as Document Number 1926941163, as assigned by that certain Assignment of Security Instrument from CoreVest, as assignor, to Assignor, as assignee (as so assigned, the "Security Instrument"), in respect of the Premises.

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2. Assumption. From and after the date hereof, Assignee hereby accepts this Assignment and assumes and agrees to observe, perform and be bound by all of the terms, covenants, agreements, conditions and obligations of the Security Instrument required to be observed or performed by Assignor thereunder.

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.

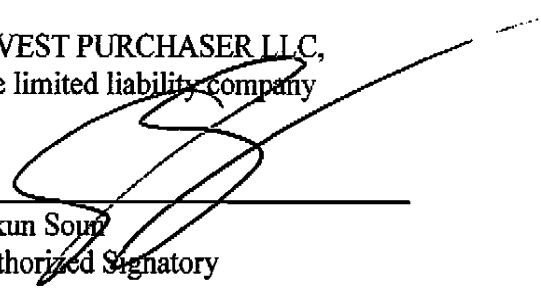
[SIGNATURE PAGE FOLLOWS]

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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:

CF COREVEST PURCHASER LLC,  
a Delaware limited liability company

By:   
Name: Sokun Soum  
Title: Authorized Signatory

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

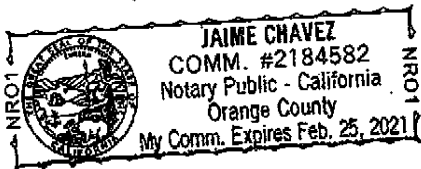
State of California )  
County of Orange )

On 12-10-20 before me, Jaime Chavez, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Seun Som  
Name(s) of Signer(s)

who proved to me 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Document Date: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

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## SCHEDULE 1

### Property List

6013 South Michigan Avenue, Unit 1, Chicago, IL 60637

6013 South Michigan Avenue, Unit 2, Chicago, IL 60637

6015 South Michigan Avenue, Unit 1, Chicago, IL 60637

6015 South Michigan Avenue, Unit 2, Chicago, IL 60637

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## EXHIBIT A

### Legal Descriptions and PINS

#### PARCEL 41:

UNIT 6013-1 IN MICHIGAN-60TH STREET CONDOMINIUM ASSOCIATION DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 2 AND 3 (EXCEPT THE SOUTH 27 1/2 FEET THEREOF) AND EXCEPT THAT PART OF SAID PREMISES TAKEN FOR WIDENING OF MICHIGAN AVENUE IN BLOCK 6 IN WILSON HEALD AND STEBBINGS SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION MADE BY CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE, UNDER TRUST NUMBER 1111866 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0625827001 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS. ' EXCLUSIVE RIGHT TO USE PARKING SPACE P-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0625827001.

#### FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 6013 South Michigan Avenue, Unit 1, Chicago, IL 60637  
PIN# 20-15-308-017-1012

#### PARCEL 42:

UNIT NUMBER 6013-2, IN MICHIGAN-60TH STREET CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 2 AND 3 (EXCEPT THE SOUTH 27 1/2 FEET THEREOF) AND EXCEPT THAT PART OF SAID PREMISES TAKEN FOR WIDENING OF MICHIGAN AVENUE IN BLOCK 6 IN WILSON HEALD AND STEBBINGS SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 15, 2006 AS DOCUMENT NUMBER 0625827001; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 6013 South Michigan Avenue, Unit 2, Chicago, IL 60637  
PIN# 20-15-308-017-1024

PARCEL 43:

UNIT 6015-1 IN MICHIGAN-60TH STREET CONDOMINIUM ASSOCIATION DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 2 AND 3 (EXCEPT THE SOUTH 27 FEET THEREOF) AND EXCEPT THAT PART OF SAID PREMISES TAKEN FOR WIDENING OF MICHIGAN AVENUE IN BLOCK 6 IN WILSON HEALD AND STEBBINGS SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION MADE BY CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 1111866 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0625827001 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS. EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0625827001.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 6015 South Michigan Avenue, Unit 1, Chicago, IL 60637  
PIN# 20-15-308-017-1013

PARCEL 45:

UNIT 6015-2 IN MICHIGAN 60TH STREET CONDOMINIUM ASSOCIATION DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 2 AND 3 (EXCEPT THE SOUTH 27 1/2 FEET THEREOF) AND EXCEPT THAT PART OF SAID PREMISES TAKEN FOR WIDENING OF MICHIGAN AVENUE IN BLOCK 6 IN WILSON HEALD AND STEBBINGS SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION MADE BY CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 1111866 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0625827001 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS. EXCLUSIVE RIGHT TO



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USE PARKING SPACE P-2, A LIMITED COMMON ELEMENT AS DELINEATED  
ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID  
RECORDED AS DOCUMENT NUMBER 0625827001.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 6015 South Michigan Avenue, Unit 2, Chicago, IL 60637  
PIN# 20-15-308-017-1025

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