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Doc# 2104957029 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/18/2021 10:44 AM PG: 1 OF 3

Prepared By: Joel N. Goldblatt Williams, Bax & Saltzman, P.C. 221 N. LaSalle Street, Suite 3700 Chicago, IL 60601

When Recorded, Mail To: Joel N. Goldblutt Williams, Bax & Saltzman, P.C. 221 N. LaSalle Street, Suite 3700 Chicago, IL 60601

### ASSIGNMENT OF MORTGAGE

Yorke Properties Illinois, I.L.C, an Illinois limited liability company ("Assignor"), whose address is 4619 S. King Drive Chicago, Illinois 60653-4199, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby assigns, transfers, sets over and conveys to CHICAGO-WASHINGTON DC PROPERTY LOANS, LLC, a California limited liability company ("Assignee"), whose address is 20151 SW Birch St, Suite 200, Newport Beach, CA 92660, One hundred Percent (100.0%) of all Assignor's right, title and interest in and to the Mortgage, as defined below, and all related loan documents, including but not limited to personal guaranties, financing statements, assignments of leases and rents, and amendments and modifications thereto, (collectively, the "Security Instrument") executed by the below defined Mortgagor in favor of Assignor, all as the same may have been assigned, amended, supplemented, restated or modified.

"Mortgage" means that instrument dated December 29, 2003, by Bradford Ritchie and Stephanie Ritchie and others ("Mortgagor"), recorded as Document No. 0401245164 in the Real Estate Records of Cook County, Illinois.

The Security Instrument relates to the real property described in **Schedule A** attached hereto.

TO HAVE AND TO HOLD the same unto Assignee and its successors and assigns forever.

[THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY]

Assignment of Mortgage

PT21-68561 ACC 16 OF 16.

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IN WITNESS WHEREOF, Assignor has duly executed this Assignment as of February 25, 2019.

Yorke Properties Illinois, LLC, an Illinois limited liability company
Bundi
By: Name Dr. Bane Water Nidwam
Name: Dr. Papa Kwesi Nduom Title: Manager
Title. Manager
STATE OF Mining )
STATE OF Mind ) ) ss COUNTY OF Prince Cearge's )
On February 25, 2019, before me, <u>DeContre Darlene Clements</u> , a Notary Public, personally appeared <u>Dr. Papa Kwesi Nduom</u> in his/her capacity as Manager of Yorke Properties Illinois, LLC, an Illinois limited liability company 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 Illinois that the
foregoing Section is true and correct.
I certify under PENALTY OF PERJURY under the taws of the State of Illinois that the foregoing Section is true and correct.  WITNESS my hand and official seal.  Decition Clement Notary Public
De Cital Clement
Notary Public
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### **SCHEDULE A**

#### **LEGAL DESCRIPTION**

LOT 7 IN BLOCK 2, IN LUCIUS B. DONKLE'S ADDITION TO CHATHAM FIELDS BEING A SUBDIVISION OF BLOCKS 1 AND 2 IN E.A. WARFIELD'S SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEYNUMBER: 20-34-401-031-0000
ADDRESS: 8318 S. RH OT ES AVE., CHICAGO, IL 60619