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Karen A. Yarbrough
Cook County Clerk
Date: 02/19/2021 08:29 AM Pg: 1 of 3

***THIS INSTRUMENT WAS PREPARED BY AND
AFTER RECORDING SHOULD BE RETURNED
TO:***

Daniel P. Jackson, Esq.
Vedder, Price P.C.
222 North LaSalle Street, Suite 2600
Chicago, Illinois 60601-1003

Recorder's Use Only

ASSIGNMENT OF MORTGAGE

This **ASSIGNMENT OF MORTGAGE** (“Assignment”) by and between FRESHSTART VENTURE CAPITAL CORP., a New York corporation having an address of 437 Madison Avenue, 38th Floor, New York, New York 10022 (“Assignor”) and MEDALLION FINANCIAL CORP., a Delaware corporation having an address of 437 Madison Ave, 38th Floor, New York, New York 10022 (“Assignee” and, collectively with Assignor, the “Parties”), is dated January 27, 2021, but made effective as of June 5, 2019 pursuant to that certain Transfer Agreement by and between the Parties dated June 5, 2019 (“Transfer Agreement”).

WHEREAS, pursuant to the terms and conditions of that certain Transfer Agreement, the receipt and sufficiency of which were and are hereby acknowledged, Assignor assigned and transferred to Assignee, amongst other items, all of its right, title and interest in and to that certain Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing dated June 8, 2018, by and between Assignor, as mortgagee, and Paul Mbouombouo, as mortgagor, which was recorded with the Cook County, Illinois Recorder of Deeds on June 21, 2018 as Document No. 1817218035 and concerns the real property described on Exhibit A hereto (“Mortgage”).

TO HAVE AND TO HOLD the Mortgage unto Assignee, its successors and assigns, subject to the terms and conditions of the Transfer Agreement.

[Signature Page Follows]

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Signature Page to Assignment of Mortgage

IN WITNESS WHEREOF, Assignor has caused this Assignment of Mortgage to be executed in its name as of the date first above written.

ASSIGNOR:

FRESHSTART VENTURE CAPITAL CORP., a New York corporation

[Sign]: [Signature]
By [Print]: Thomas S. Munson
Its [Print]: SVP.

State of New York)

County of New York)

I, NARINDER K. GAJADHAR, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS J. MUNSON, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/it signed and delivered the foregoing instrument as his/her/its free and voluntary act and in his/her/its capacity as a/an S.V.P. of Freshstart Venture Capital Corp., a New York corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 27th day of January, 2021.

Narinder K. Gajadhar
Notary Public

My Commission Expires:
9/27/2022

Narinder K. Gajadhar
Notary Public State of New York
No. 01GA6228971
Qualified in Nassau County
Commission Expires on September 27, 2014

2022

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EXHIBIT A

THE WESTERLY 54 FEET OF THE EASTERLY 94 FEET OF LOT 13 IN DIVISION 3 IN SOUTH SHORE SUBDIVISION OF NORTH FRACTIONAL 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION 1 IN WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST 1/2 OF THE SOUTH WEST 1/4 AND THE SOUTH EAST FRACTIONAL 1/4 AND THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(s): 21-30-106-002-0000.

Commonly known as: 2451 E. 72nd St., Chicago, Illinois 60649.