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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/18/2021 02:14 PM PG: 1 OF 3

ASSIGNMENT OF ASSIGNMENT OF RENTS

Prepared by:

Phyl M. Butler

Key Star Capital Fund II, L.P.
4100 Greenbriar Drive, Suite 120
Stafford, Texas 77477

When Recorded Mail To:

Key Star Capital Fund II, L.P.
4100 Greenbriar Drive, Suite 120
Stafford, Texas 77477

PIN: 16-09-427-001

This Assignment of Assignment of Rents is made as of December 10th, 2020 by Key Star Capital Fund, L.P. ("Assignor") whose address is 4100 Greenbriar Drive, Suite 120, Stafford, Texas 77477 for good and valuable consideration in favor of KEY STAR CAPITAL FUND II, L.P. ("Assignee") whose address is 4100 Greenbriar Drive, Suite 120, Stafford, Texas 77477 pursuant to a certain Loan Sale Agreement between, inter alia, Seller and Purchaser dated June 15, 2020 which is hereby incorporated by reference ("Agreement"). All capitalized terms used but not defined herein are defined in the Agreement.

Seller hereby assigns, transfers and sets over to Purchaser, its successor and assigns, AS IS, WITH ALL FAULTS, WITHOUT RECOURSE AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES, OF ANY NATURE WHATSOEVER, WHETHER EXPRESSED OR IMPLIED, except and only to the extent otherwise provided in the Agreement, all Seller's right, title and interest in and to the Assignment of Assignment of Rents dated September 23, 2002 by and between Austin Bank of Chicago, Not Personally but as Trustee UTA dated 2-2-01 AKA 7510 ("Grantor") and ShoreBank ("Lender") recorded October 23, 2003 as Document No. 0021165824 in Cook County Illinois.

Assignment of Assignment of Rents dated February 21, 2018 by Urban Partnership Bank, successor to ShoreBank ("Assignor") in favor of Key Star Capital Fund, L.P. ("Assignee") recorded 3/28/2018 Doc#1808729008. See Exhibit "A" for the Legal Description.

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KEY STAR CAPITAL FUND II, L.P.

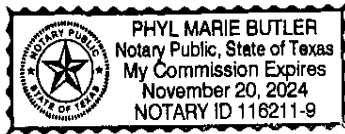
By: *Edward Hrebenar*

Edward Hrebenar, Its Authorized Signatory

State of Texas

County of Fort Bend

On December 10th, 2020, before me, a Notary Public, personally appeared Edward Hrebenar, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



Phyl Marie Butler

Notary Public, State of Texas

My Commission Expires: 11-20-2024

Prepared By:

Phyl M. Butler
Key Star Capital Fund II, L.P.
4100 Greenbriar Drive, Suite 120
Stafford, Texas 77477

Return Recorded Copy To:

Key Star Capital Fund II, L.P.
Attn: Phyl M. Butler
4100 Greenbriar Drive, Suite 120
Stafford, Texas 77477

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EXHIBIT "A"

THE WEST 15 FEET OF LOT 22 AND ALL OF LOTS 23 AND 24 IN BLOCK 11 IN DERBY'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real property or its address is commonly known as 4955-59 W. WASHINGTON/29-33 N. LAVERGNE, CHICAGO, IL 60644.

Property of Cook County Clerk's Office