

# UNOFFICIAL COPY

Doc#. 2108501462 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/26/2021 01:46 PM Pg: 1 of 3

Record and Return to:

Orion Financial Group, Inc.  
2860 Exchange Blvd. #100  
Southlake, TX 76092

PREPARED BY:  
KRISTY SEE  
BSI FINANCIAL SERVICES  
314 S. FRANKLIN STREET  
P.O. BOX 517  
TITUSVILLE, PA 16354

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

PIN: 31-03-2016-014-0000

## ASSIGNMENT OF COLLATERAL ASSIGNMENT OF LEASES AND RENTS

### (HEREINAFTER THE "ASSIGNMENT")

In consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DAC Retail, LLC d/b/a Revolver Finance, a Texas limited liability company**, having an address 1601 Elm St., Floor 33, Dallas, TX 75201 (the "Assignor"), does hereby grant, bargain, sell, convey, assign and set over unto **Bridging America, LLC, a Delaware limited liability company**, having an address at 850 New Burton Road, Suite 201, Dover, DE 19904 (the "Assignee"), without recourse, all of the right, title and interest of Assignor in and to:

1. That certain COLLATERAL ASSIGNMENT OF LEASES AND RENTS made by **Wilburn Realty Group, LLC, a Illinois Limited Liability Company**, in favor of **DAC Retail, LLC d/b/a Revolver Finance, a Texas limited liability company**, dated **November 18, 2019**, and recorded on 12-5-2019 as Instrument Number 1933928097 in book N/A on page N/A as a first lien in the real estate record of **Cook County, Illinois** (the "Security Instrument"), and covering the premises described on Exhibit A hereto;
2. The note(s) and other agreements evidencing the indebtedness and/or the obligation(s) secured by the Security Instrument; and
3. Any and all other documents, instruments and files evidencing, securing and/or relating to the indebtedness and/or obligations secured by the Security Instrument.

Orion Financial Group Inc.



WILBURN REALTY GROUP, LLC, 18087280

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IN WITNESS WHEREOF, the Assignor by its duly authorized officers has caused this Assignment to be duly executed, sealed, acknowledged and delivered.

Effective as of 1/16/2020

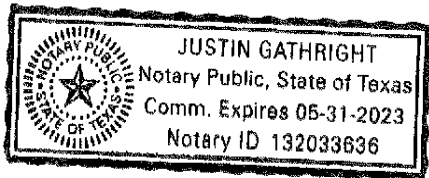
**ASSIGNOR:**  
**DAC Retail, LLC d/b/a Revolver Finance**  
a Texas limited liability company

By: [Signature]  
Name: Scott Ardrey  
Title: Authorized Signer

### ACKNOWLEDGMENT

STATE OF TEXAS §  
                                          §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on 6<sup>th</sup> day of January, 2020, by Scott Ardrey, Authorized Signer of **DAC Retail, LLC d/b/a Revolver Finance**, a Texas limited liability company, known to me to be the person who executed this instrument in the capacity and for the purposes stated herein.



[Signature]  
Notary Public in and for the State of Texas

5-31-23  
My Commission Expires

Property of Cook County Clerk's Office

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## EXHIBIT A

### Legal Description

Property Commonly known as: **18636 Chestnut Ave, Country Club Hills, IL 60478**

A PARCEL OF LAND LOCATED IN THE STATE OF ILLINOIS, COUNTY OF COOK, WITH A SITUS ADDRESS OF 18636 CHESTNUT AVE, COUNTRY CLUB HILLS, IL 60478-5519 CURRENTLY OWNED BY WILBURN REALTY GROUP LLC HAVING A TAX ASSESSOR NUMBER OF 31-03-206-014-0000 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS LOT 51 IN TIERRA GRANDE UNIT #4 PHA SE 1 PART NE4 SE4 OF SEC03 T35N R13 E 3P AND DESCRIBED IN DOCUMENT NUMBER 33922096 DATED 10/18/2019 AND RECORDED 12/05/2019.

PIN: 31-03-206-014-0000

Clerk of Cook County Clerk's Office