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Doc#: 2109103204 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/01/2021 03:40 PM Pg: 1 of 7

Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453

20119752 3/3

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ASSIGNMENT AND ASSUMPTION OF LOAN DOCUMENTS

This assignment and assumption of loan documents ("Assignment") is made March 10, 2021 by and between Albeca LLC, An Illinois limited-liability company, whose address is 450 Skokie Boulevard, Building 600, Northbrook, Illinois 60062 ("Assignor"), and Barnett REI Finance 1 LLC, an Illinois limited-liability company, whose address is 450 Skokie Boulevard, Building 604, Northbrook, Illinois 60062 ("Assignee").

Recitals

1. Pursuant to that certain business loan agreement ("Loan Agreement") dated September 30, 2020 and amended on March 10, 2021 by and between Assignor and IVIR Properties LLC, An Illinois limited-liability company with members of Iryna Golovko, whose address is 4131 West Belmont Avenue, Unit 309, Chicago, Illinois, 60641, and Ivan Zakatev, whose address is 4131 West Belmont Avenue, Unit 309, Chicago, Illinois, 60641 ("Borrower"), Assignor made a certain revolving loan in the original principal amount of \$160,000.00 (the "Loan") available to Borrower. The Loan is evidenced by a certain revolving note dated September 30, 2020 and amended March 10, 2021, made by Borrower and payable to the order of Assignor (the "Note"). The Note is secured by, among other things, a mortgage dated March 10, 2021, made by Borrower in favor of Assignor recorded in the Office of the Recorder of Deeds of Cook County, Illinois (the "Mortgage"), which Mortgage encumbers the real estate located at and legally described in Exhibit 1, attached hereto (the "Mortgaged Property").
2. ASSIGNOR DESIRES TO ASSIGN THE LOAN DOCUMENTS (AS DEFINED BELOW) TO ITS WHOLLY OWNED SUBSIDIARY, ASSIGNEE.

Agreement

Now, therefore, the parties do hereby agree as follows:

1. **ASSIGNMENT.** FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND ADEQUACY OF WHICH IS HEREBY ACKNOWLEDGED, ASSIGNOR DOES HEREBY SELL, ASSIGN, TRANSFER, AND SET OVER UNTO ASSIGNEE ALL OF ASSIGNOR'S RIGHT, TITLE, AND INTEREST IN AND TO THE DOCUMENTS DESCRIBED IN EXHIBIT 2 ATTACHED HERETO (THE "LOAN DOCUMENTS").

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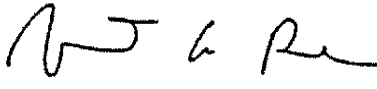
2. **ASSUMPTION.** ASSIGNEE HEREBY ACKNOWLEDGES RECEIPT OF THE LOAN DOCUMENTS IN EXHIBIT 2 ATTACHED HERETO AND ACCEPTS AND ASSUMES ALL OF THE RESPONSIBILITIES OF ASSIGNOR UNDER THE LOAN DOCUMENTS.

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IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of the day and year first above-written.

Albeca LLC,
An Illinois limited-liability company

By: 
Its: Authorized Signatory

Barnett REI Finance I LLC,
an Illinois limited-liability company

By: 
Its: Authorized Signatory

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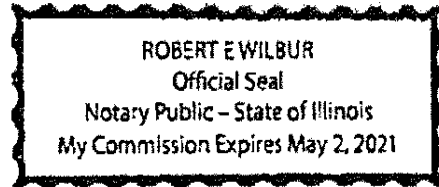
State of Illinois)
) ss.
 County of Cook)

I, the undersigned, a notary public, in and for and residing in Cook County, in the State aforesaid, hereby certify that Vincent Pace, the authorized signatory of Albeca LLC, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and being first duly sworn by me acknowledged that she/he signed and delivered the said instrument as her/his free and voluntary act and as the free and voluntary act of such entity, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on March 10, 2021

Robert E Wilbur

 Notary Public



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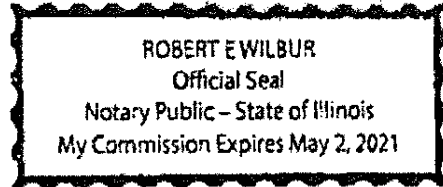
State of Illinois)
) ss.
 County of Cook)

I, the undersigned, a notary public, in and for and residing in Cook County, in the State aforesaid, hereby certify that Akiko Pace, the authorized signatory of Barnett REI Finance 1 LLC, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and being first duly sworn by me acknowledged that she/he signed and delivered the said instrument as her/his free and voluntary act and as the free and voluntary act of such entity, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal March 10, 2021

Robert E Wilbur

 Notary Public



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Exhibit 1 – Mortgaged Property

Legal Description: LOT 10 (EXCEPT THE NORTH 17.5 FEET THEREOF) THE NORTH 24.5 FEET OF LOT 11 IN BLOCK 2 IN SIMPSON HOME DEVELOPERS CRAIG MANOR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CALUMET RIVER ACCORDING TO THE PLAT REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES IN COOK COUNTY, ILLINOIS.

PIN: 29-14-134-035-0000
Common Address: 15435 South Minerva Street, Dolton Illinois

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Exhibit 2 – Loan Documents

1. Note from Borrower to Assignor dated March 10, 2021.
2. Mortgage from Borrower to Assignor dated March 10, 2021 and recorded with the Cook County Recorder of Deeds
3. Business loan agreement between Borrower and Assignor dated March 10, 2021, including any and all project schedules pursuant to such business loan agreement.
4. Continuing guarantee from Guarantor to Assignor wherein Guarantor guarantees all of the obligations of Borrower to Assignor.
5. All other documents executed by Borrower in favor of Assignor and all other documents delivered by Borrower and/or Guarantor to Assignor in connection with the documents listed above.

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