

UNOFFICIAL COPY



Doc# 2116529007 Fee \$68.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/14/2021 09:55 AM PG: 1 OF 7

DOCUMENT PREPARED BY AND
WHEN RECORDED, RETURN TO:

ARBOR MULTIFAMILY LENDING, LLC
333 Earle Ovington Blvd., Suite 900
Uniondale, NY 11553
Attention: Valerie Rubin

ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

ARBOR CS SFR FUNDING, LLC, a Delaware limited liability company
(Assignor)

to

ATHENE ANNUITY AND LIFE COMPANY
(Assignee)

Dated: As of March 12, 2021.

County: Cook
State: Illinois

S N
P 7
S I
M Y
SC Y
E Y
IND all

UNOFFICIAL COPY

ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

ARBOR CS SFR FUNDING, LLC, a Delaware limited liability company, whose address is 333 Earle Ovington Boulevard, Suite 900, Uniondale, New York 11553 ("**Assignor**"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to **ATHENE ANNUITY AND LIFE COMPANY**, whose address is c/o Apollo Insurance Solutions Group LP, 2121 Rosecrans Ave., Suite 5300, El Segundo CA 90245, its successors, participants and assigns ("**Assignee**"), without recourse, representation or warranty, expressed or implied, except as set forth in that certain Loan Purchase and Servicing Agreement dated as of March 12, 2021 among Arbor CS SFR Funding, LLC, as Seller, Arbor Multifamily Lending, LLC, as Servicer, Arbor Realty Trust, Inc., as Parent Entity and Athene Annuity and Life Company, as Purchaser, and that certain Omnibus Assignment of even date herewith, all right, title and interest of Assignor in and to that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing by LIGHTHOUSE PORTFOLIO HOLDINGS LLC, a Delaware limited liability company ("**Borrower**"), in favor of **ARBOR REALTY SR, INC.**, a Maryland corporation, ("**Original Lender**"), dated as of April 1, 2019, and recorded in the Cook County, Illinois Records, under Document #: 1911645032; as the same was assigned by Original Lender to Assignor pursuant to that certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of September 6, 2019, and recorded under Document #: 1926610030, of the aforesaid records (as the same may have been amended, modified, restated, supplemented, assigned, renewed or extended, the "**Mortgage**"), and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

Together with any and all notes and obligations therein described, the debt and claims secured thereby and all sums of money due and to become due thereon, with interest provided for therein, and Assignor hereby irrevocably appoints Assignee hereunder its attorney to collect and receive such debt, and to foreclose, enforce and satisfy the foregoing the same as it might or could have done were these presents not executed, but at the cost and expense of Assignee.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

TO HAVE AND TO HOLD the Mortgage unto Assignee and to the successors and assigns of Assignee forever.

[SIGNATURE ON THE FOLLOWING PAGE]

UNOFFICIAL COPY

IN WITNESS WHEREOF, Assignor has caused this instrument to be executed by its duly authorized officer on the day and year first above written.

ASSIGNOR:

ARBOR CS SFR FUNDING, LLC,
a Delaware limited liability company

By: [Signature]

Name: Valerie Rubin

Title: Authorized Signatory

STATE OF NEW YORK)
) ss.
COUNTY OF NASSAU)

On the 26th day of February in the year 2021, before me, the undersigned, personally appeared VALERIE RUBIN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which individual(s) acted, executed the instrument.

[Signature]
Notary Public Sign and affix stamp

CHRISTINA GRASSI
Notary Public, State of New York
Reg. No. 01AN6390706
Qualified in Nassau County
Commission Expires April 22, 2023

UNOFFICIAL COPY

SCHEDULE 1

Property List

1. 8253 S LAFLIN STREET #1-2, CHICAGO, IL 60620
2. 8413 S RACINE AVENUE, CHICAGO, IL 60620
3. 8532 S KINGSTON AVENUE, CHICAGO, IL 60617
4. 8547 S WABASH AVENUE, CHICAGO, IL 60619
5. 8635 S JEFFERY BOULEVARD, CHICAGO, IL 60617
6. 8718 S JEFFERY BOULEVARD, CHICAGO, IL 60617
7. 8725 S CONSTANCE AVENUE, CHICAGO, IL 60617
8. 8732 S WABASH AVENUE, CHICAGO, IL 60619
9. 8749 S WABASH AVENUE, CHICAGO, IL, 60619
10. 8824 S EUCLID AVENUE, CHICAGO, IL 60617

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL 1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 20 IN BLOCK 28 IN FOURTH ADDITION TO AUBURN HIGHLANDS BEING HART'S SUBDIVISION OF BLOCKS 15 TO 16 IN CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 8253 S LAFLIN ST #1-2, CHICAGO, IL, 60620
Parcel ID: 20-32-126-017-0000

PARCEL 2

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 6 IN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Address: 8413 S RACINE AVE, CHICAGO, IL, 60620
Parcel ID: 20-32-408-006-0000

PARCEL 3

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT FOURTEEN (14) (EXCEPT THE SOUTH EIGHT (8) FEET THEREOF) AND THE SOUTH SIXTEEN (16) FEET OF LOT THIRTEEN (13) IN BLOCK FIFTY-FOUR (54) IN HILL'S ADDITION TO SOUTH CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE 15. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 8532 S KINGSTON AVE, CHICAGO, IL, 60617
Parcel ID: 21-31-318-029-0000

PARCEL 4

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 51 AND THE NORTH TEN FEET OF LOT 50 IN SUPERIOR COURT COMMISSIONER'S PARTITION OF PART OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 34, TOWNSHIP

Mortgage (Cook County, Illinois)

UNOFFICIAL COPY

38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL.

Address: 8547 S WABASH AVE, CHICAGO, IL, 60619
Parcel ID: 20-34-313-009-0000

PARCEL 5

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 13 (EXCEPT THE NORTH 24 FEET THEREOF) LOT 14 AND THE NORTH 7 FEET OF LOT 15 IN MOORE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 8635 S JEFFERY BLVD, CHICAGO, IL, 60617
Parcel ID: 20-36-422-072-0000

PARCEL 6

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 39 IN BLOCK 2 IN WRIGHT'S FIRST ADDITION TO JACKSON PARK SUBDIVISION OF LOTS 1 TO 4 AND LOT 8 IN COMMISSIONERS PARTITION OF THE EAST 1/2 OF THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 8718 S JEFFERY BLVD, CHICAGO, IL, 60617
Parcel ID: 25-01-109-027-0000

PARCEL 7

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 14, IN W.G. WRIGHT'S 2ND ADDITION TO JACKSON PARK, BEING A SUBDIVISION OF THE NORTH 5 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4, OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE 3RD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 8725 S CONSTANCE AVE, CHICAGO, IL, 60617
Parcel ID: 25-01-107-014-0000

PARCEL 8

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 109 IN GARDEN HOMES, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3,

UNOFFICIAL COPY

TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL

Address: 8732 S WABASH AVE, CHICAGO, IL, 60619
Parcel ID: 25-03-100-036-0000

PARCEL 9

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 127 IN GARDEN HOMES, A SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address: 8749 S WABASH AVE, CHICAGO, IL, 60619
Parcel ID: 25-03-101-025-0000

PARCEL 10

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 32 IN BLOCK 4 IN W.G. WRIGHT'S FIRST ADDITION TO JACKSON PARK, BEING A SUBDIVISION OF LOTS 1 TO 4 AND 8, IN COMMISSIONER'S PARTITION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 8824 S. EUCLID AVE., CHICAGO, IL, 60617
Parcel ID: 25-01-116-027-0000