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RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:



Doc# 2126722044 Fee \$59.00

ReadyCap Commercial, LLC
Attn: Melissa Perez
1320 Greenway Drive, Suite 560
Irving, TX 75038

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/24/2021 12:58 PM PG: 1 OF 5

Space Above This Line For Recorder's Use

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

READYCAP COMMERCIAL, LLC, a Delaware limited liability company
(Assignor)

to

READYCAP WAREHOUSE FINANCING LLC, a Delaware limited liability company
(Assignee)

Dated: As of August 24, 2021.

Location: 3400 & 3420 N Old Arlington Heights Rd,
Arlington Heights, Illinois

CT 21012700NSD

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

READYCAP COMMERCIAL, LLC, a Delaware limited liability company, whose address is 1320 Greenway Drive, Suite 560, Irving, Texas 75038 ("*Assignor*"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to READYCAP WAREHOUSE FINANCING LLC, a Delaware limited liability company, having an address at 1320 Greenway Drive, Suite 560, Irving, Texas 75038, their successors, participants and assigns ("*Assignee*"), all right, title and interest of Assignor in and to that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing from 3400 TIMBER COURT, LLC, an Illinois limited liability company ("*Borrower*"), for the benefit of Assignor dated August 24, 2021, and recorded in the official real estate records of Cook County, Illinois, in Doc. # 2126722040 _____ (as the same have heretofore 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]

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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:

READYCAP COMMERCIAL, LLC, a Delaware limited liability company

By: Melissa Perez
Name: Melissa Perez
Title: Authorized Person

Property of Cook County Clerk's Office

ACKNOWLEDGMENT

State of Texas }
 ss.
County of Dallas }

On August 23, 2021, before me, Jillian Tosh, a Notary Public in and for said County and State, personally appeared Melissa Perez, personally known to me or proved on the basis of satisfactory evidence to be the person(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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Jillian Tosh
Notary Public



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EXHIBIT A

DESCRIPTION OF PROPERTY

LOTS 10 (EXCEPT THE NORTH 33.00 FEET THEREOF) AND 11, BOTH INCLUSIVE, IN FREEDOM SMALL FARMS, BEING A SUBDIVISION OF THE NORTH 485.60 FEET (EXCEPT THE EAST 307.95 FEET THEREOF), TOGETHER WITH THE EAST 433.50 FEET (EXCEPT THE NORTH 485.60 FEET THEREOF) OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 433.50 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8, ACCORDING TO THE SUBDIVISION THEREOF RECORDED JUNE 17, 1941 AS DOCUMENT NO. 12703394, IN COOK COUNTY, ILLINOIS; AND

THAT PART OF LOTS 12 THROUGH 14, BOTH INCLUSIVE, IN FREEDOM SMALL FARMS, BEING A SUBDIVISION OF THE NORTH 485.60 FEET (EXCEPT THE EAST 307.95 FEET THEREOF), TOGETHER WITH THE EAST 433.50 FEET (EXCEPT THE NORTH 485.60 FEET THEREOF) OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 433.50 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8, ACCORDING TO THE SUBDIVISION THEREOF RECORDED JUNE 17, 1941 AS DOCUMENT NO. 12703394, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 14 IN FREEDOM SMALL FARMS, THENCE NORTH 89 DEGREES 34 MINUTES 19 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 14, 239.70 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 41 SECONDS EAST, 300.03 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 02 SECONDS WEST, 160.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 12, THENCE NORTH 00 DEGREES 00 MINUTES 41 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 12, 10.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 89 DEGREES 34 MINUTES 02 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 12, 399.701 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST ALONG THE EAST LINE OF SAID LOTS 12 THROUGH 14, 310.01 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

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03-08-100-059-1001 201B
03-08-100-059-1002 202B
03-08-100-059-1003 203B
03-08-100-059-1004 204B
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