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Doc# 2126722045 Fee \$59.00

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

ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

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

DOCUMENT PREPARED BY AND  
WHEN RECORDED, RETURN TO:

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

CT

21012700MSD

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## ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

**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 Assignment of Leases and Rents 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 # 2172722041 (as the same have heretofore been amended, modified, restated, supplemented, assigned, renewed or extended, the "**Assignment of Leases and Rents**"), 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 Assignment of Leases and Rents unto Assignee and to the successors and assigns of Assignee forever.

[SIGNATURE ON THE FOLLOWING PAGE]



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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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