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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/30/2021 10:13 AM PG: 1 OF 9

**PREPARED BY:**

Karen Wade, Esq.  
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Dallas, TX 75201

**UPON RECORDATION RETURN TO:**

Attn: Tim Murray  
OS National LLC  
3097 Satellite Blvd, Ste 400  
Duluth, GA 30096

**ASSIGNMENT OF SECURITY INSTRUMENT**

by

**COREVEST AMERICAN FINANCE DEPOSITOR LLC,**  
a Delaware limited liability company,

to

**WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE  
BENEFIT OF THE HOLDERS OF COREVEST AMERICAN FINANCE 2020-2 TRUST  
MORTGAGE PASS-THROUGH CERTIFICATES**

**Dated: As of 5/19/2020**

State: Illinois  
County: Cook

CO  
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INT JP

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## ASSIGNMENT OF SECURITY INSTRUMENT

THIS ASSIGNMENT OF SECURITY INSTRUMENT (this "Assignment"), made and entered into as of the 5/19/2020, is made by **COREVEST AMERICAN FINANCE DEPOSITOR LLC**, a Delaware limited liability company, having an address at 1920 Main Street, Suite 850, Irvine, CA 92614 ("Assignor"), in favor of **WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF THE HOLDERS OF COREVEST AMERICAN FINANCE 2020-2 TRUST MORTGAGE PASS-THROUGH CERTIFICATES**, having an address at 1100 North Market Street, Wilmington, DE 19890 ("Assignee").

### WITNESSETH

WHEREAS, Assignor is the present legal and equitable owner and holder of that certain Promissory Note dated as February 28, 2020 executed by **JRDA1 Properties LLC**, a DE limited liability company ("Borrower"), and made payable to the order of CoreVest American Finance Lender LLC, a Delaware limited liability company (""), predecessor-in-interest to Assignor, in the stated principal amount of Four million nine hundred nine thousand four hundred dollars and zero cents (\$4,989,400.00) (the "Note") in connection with certain real property and improvements located thereon situated in the County of Cook, State of Illinois, and more particularly described on Exhibit A annexed hereto and made a part hereof (the "Premises"); and

WHEREAS, the Note is secured, inter alia, by the Security Instrument (as hereinafter defined); and

WHEREAS, the parties hereto desire that Assignor assign to Assignee, its successors and assigns, all of Assignor's right, title and interest in and to the Security Instrument.

NOW, THEREFORE, in consideration of the premises above set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and agreed, Assignor and Assignee hereby covenant and agree as follows:

1. Assignment. Assignor does hereby transfer, assign, grant and convey to Assignee, its successors and assigns, all of the right, title and interest of Assignor in and to the following described instrument, and does hereby grant and delegate to Assignee, its successors and assigns, any and all of the duties and obligations of Assignor thereunder from and after the date hereof:

That certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of February 28, 2020, executed by Borrower for the benefit of CoreVest American Finance Lender LLC, as lender, and recorded on March 4, 2020 in the Real Property Records of Cook County, Illinois, as Document No. 2006406106, Book n/a, Page n/a (as the same may heretofore have

Loan # 30464

Assignment of Security Instrument (DEPOSITOR TO TRUST) – Page 1

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been assigned, the "Security Instrument"), in respect of the Premises, together with all rights accrued or to accrue under said Security Instrument.

2. Representations and Warranties of Assignor. This Assignment is an absolute assignment. This Assignment is without recourse, representation or warranty, express or implied, upon Assignor, except Assignor hereby warrants and represents to Assignee that:

(a) Prior to the execution hereof, Assignor has not sold, transferred, assigned, conveyed, pledged or endorsed any right, title or interest in the Security Instrument to any person or entity other than Assignee; and

(b) Assignor has full right and power to sell and assign the same to Assignee subject to no interest or participation of, or agreement with, any party other than Assignee.

3. Governing Law. With respect to matters relating to the creation, perfection and procedures relating to the enforcement of this Assignment, this Assignment shall be governed by, and be construed in accordance with, the laws of the State of Illinois, it being understood that, except as expressly set forth above in this paragraph and to the fullest extent permitted by the law of the State of Illinois, the law of the State of New York applicable to contracts made and performed in such State (pursuant to Section 5-1401 of the New York General Obligations Law) shall govern all matters relating to this Assignment and all of the indebtedness or obligations arising hereunder.

4. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

5. Headings. The headings of the paragraphs of this Assignment have been included only for convenience, and shall not be deemed in any manner to modify or limit any of the provisions of this Assignment or be used in any manner in the interpretation of this Assignment.

6. Interpretation. Whenever the context so requires in this Assignment, all words used in the singular shall be construed to have been used in the plural (and vice versa), each gender shall be construed to include any other genders, and the word "person" shall be construed to include a natural person, a corporation, a firm, a partnership, a joint venture, a trust, an estate or any other entity.

7. Partial Invalidity. Each provision of this Assignment shall be valid and enforceable to the fullest extent permitted by law. If any provision of this Assignment or the application of such provision to any person or circumstance shall, to any extent, be invalid or unenforceable, then the remainder of this Assignment, or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected by such invalidity or unenforceability.

Loan # 30464

Assignment of Security Instrument (DEPOSITOR TO TRUST) – Page 2

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IN WITNESS WHEREOF, Assignor has executed this Assignment of Security Instrument as of the day and year first above written.

ASSIGNOR:

**COREVEST AMERICAN FINANCE  
DEPOSITOR LLC**, A Delaware limited liability company

By:   
\_\_\_\_\_  
J. Christopher Hoeffel  
Chief Financial Officer

  
\_\_\_\_\_  
Witness #1  
Print Name: **Leah Granovskaya**

  
\_\_\_\_\_  
Witness #2  
Print Name: **Katie Goldenberg**

Property of Cook County Clerk's Office

Signature Page

Assignment of Security Instrument (DEPOSITOR TO TRUST)

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## ACKNOWLEDGMENT

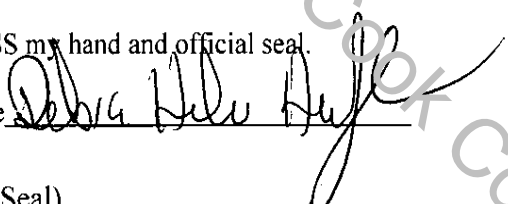
STATE OF NEW YORK )

COUNTY OF NEW YORK ) ss.:

On November 17, 2020, before me, Debra Helen Heitzler, a Notary Public personally appeared J. Christopher Hoeffel, as personally known to me (or proved to me 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, and that such individual made such appearance before the undersigned in the City of New York, County of New York, State of New York.

WITNESS my hand and official seal.

Signature



(Notary Seal)

DEBRA HELEN HEITZLER  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01HE6353855  
Qualified In New York County  
My Commission Expires 01-30-2021

Signature Page

Assignment of Security Instrument (DEPOSITOR TO TRUST)

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## SCHEDULE I

### Property List

5837 S. CALUMET UNIT GN, CHICAGO, IL 60637  
846 E. 64TH PL. UNIT 1, CHICAGO, COOK, IL 60637  
846 E. 64TH PL. UNIT 2, CHICAGO, COOK, IL 60637  
134 S. SACRAMENTO AVENUE, UNIT 1, CHICAGO, IL 60612  
1121 S RICHMOND ST. UNITS 1 & 2, CHICAGO, IL 60612  
1435 N. ROCKWELL ST. UNIT G, CHICAGO, COOK, IL 60622  
2565 W. WASHINGTON BOULEVARD, UNIT 1E, UNIT 2W, UNIT GE AND UNIT GW, CHICAGO, IL,  
60612

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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## EXHIBIT A

### Legal Descriptions and PINS

#### **PARCEL 31:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: UNIT GN TOGETHER WITH ITS UNDIVIDED PRECENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 5837-39 SOUTH CALUMET CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0427919116, AS MAY BE AMENDED FROM TIME TO TIME IN LOTS 33 AND 34 IN BLOCK 1 IN FALLANSBEE'S SUBDIVISION OF LOTS 17, 18, 21, 22, 23 AND 24 IN NEWHALL, LARNED AND WOODBRIDGES SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE P-3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5837 S. CALUMET UNIT GN, CHICAGO, IL 60637  
TAX ID: 20-15-125-035-1007

#### **PARCEL 32:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: UNIT NUMBER 1 IN 846 E. 64TH PLACE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 14 IN BLOCK 4 IN NATHAN WILLIAM MCCHESNEY'S RESUBDIVISION OF PARTS OF BLOCKS 4 AND 5 OF ALFRED B. MCCHESNEY'S COLUMBIAN EXPOSITION SUBDIVISION OF THAT PART LYING EAST OF THE WEST 333.5 FEET OF THE SOUTH 1/2 OF THE WEST 20 ACRES OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 10, 2006 AS DOCUMENT NUMBER 0613010037; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P3, AS A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO.

COMMONLY KNOWN AS: 846 E. 64TH PL. UNIT 1, CHICAGO, COOK, IL 60637  
TAX ID: 20-23-103-047-1001

#### **PARCEL 33:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: UNIT NUMBER 2 IN 846 E. 64TH PLACE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 14 IN BLOCK 4 IN NATHAN WILLIAM MCCHESNEY'S RESUBDIVISION OF PARTS OF BLOCKS 4 AND 5 OF ALFRED B. MCCHESNEY'S COLUMBIAN EXPOSITION SUBDIVISION OF THAT PART LYING EAST OF THE WEST 333.5 FEET OF THE SOUTH 1/2 OF THE WEST 20 ACRES OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 10, 2006 AS DOCUMENT NUMBER 0613010037; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P2, AS A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO.

COMMONLY KNOWN AS: 846 E. 64TH PL. UNIT 2, CHICAGO, COOK, IL 60637  
TAX ID: 20-23-103-047-1002

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**PARCEL 34:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: UNIT 134-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 134 S SACRAMENTO CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0627231049, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P1, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 134 S. SACRAMENTO AVENUE, UNIT 1, CHICAGO, IL 60612  
TAX ID: 16-13-115-058-1001

**PARCEL 35:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 37 (EXCEPT THE NORTH 54/100 FEET) IN BLOCK 3 IN HELEN CULVER'S DOUGLAS PARK SUBDIVISION OF BLOCKS 25, 26 AND 27 IN G.W. CLARK'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH-WEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1121 S RICHMOND ST. UNITS 1 & 2, CHICAGO, IL 60612  
TAX ID: 16-13-329-008-0000

**PARCEL 36:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: UNIT G (II) THE 1435 NORTH ROCKWELL CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 39 IN BLOCK 5 IN WINSLOW, JACOBSEN, AND TALMAN'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0631315051 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT AND LIMITED COMMON ELEMENT FOR PARKING PURPOSES FOR THE BENEFIT OF PARCEL 1 OVER P-3, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND AS DELINEATED ON THE SAID SURVEY AFORESAID.

COMMONLY KNOWN AS: 1435 N. ROCKWELL ST. UNIT G, CHICAGO, COOK, IL 60622  
TAX ID: 16-01-212-051-1001

**PARCEL 37:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: UNIT 1E, UNIT 2W, UNIT GE AND UNIT GW IN THE 2565 WEST WASHINGTON CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 3 AND 4 (EXCEPT THAT PART THEREOF TAKEN OR OCCUPIED BY WASHINGTON BOULEVARD IN THE SUBDIVISION OF LOTS 5, 6 AND 7 OF BLOCK 4 IN MCINTOSH'S SUBDIVISION OF THE EAST 1/2 OF THE NORTH 2/3 OF LOT 2 IN WAKEMAN AND OTHERS SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 15, 2007 AS DOCUMENT 0713515040, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.



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PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-J, P-6, P-2 AND P-1 AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THEREOF.

COMMONLY KNOWN AS: 2565 W. WASHINGTON BOULEVARD, UNIT 1E, UNIT 2W, UNIT GE AND UNIT GW, CHICAGO, IL, 60612

TAX ID: 16-12-423-070-1003; 16-12-423-070-1006; 16-12-423-070-1001; 16-12-423-070-1002

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COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387