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2208457022

Doc# 2208457022 Fee \$63.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/25/2022 02:15 PM PG: 1 OF 7

Document prepared by and when
recorded return to:

READYCAP COMMERCIAL, LLC
1320 Greenway Drive, Suite 560
Irving, Texas 75038
Attention: Melissa Perez

ASSIGNMENT OF LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, FINANCING STATEMENT AND FIXTURE FILING

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

to

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

Dated: As of March 17, 2022.

Location: 8 East 9th Street
Chicago, Illinois 60605

IL254991

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ASSIGNMENT OF LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, FINANCING STATEMENT AND FIXTURE FILING

READYCAP COMMERCIAL, LLC, a Delaware limited liability company, having an address at 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 II LLC**, a Delaware limited liability company, whose address is 1320 Greenway Drive, Suite 560, Irving, Texas 75038, their successors, participants and assigns (collectively "**Assignee**"), all right, title and interest of Assignor in and to that certain Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement, Financing Statement and Fixture Filing, by **ASTORIA APARTMENTS, LLC**, a Delaware limited liability company ("**Borrower**"), in favor of Assignor dated as of March 17, 2022, and recorded in the Cook County Official Records, in Book _____, Page ~~2208457021~~ **2208457021** (as the same has heretofore been amended, modified, restated, supplemented, assigned, renewed or extended, the "**Security Instrument**"), 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 Security Instrument 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

ACKNOWLEDGMENT

State of Texas

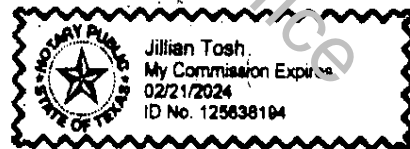
ss.

County of Dallas

On March 1, 2022, before me, Jillian Tosh, a Notary Public in and for said County and State, personally appeared Melissa Perez, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Notary Public]



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EXHIBIT "A"

DESCRIPTION OF PROPERTY

That certain real property located in the City of Chicago, County of Cook, State of Illinois, described as follows:

THE FOLLOWING TRACTS OF LAND:

(TRACT A) LOTS 1 TO 6 IN E. SMITH'S SUBDIVISION OF LOT 10 AND THE SOUTH THREE-QUARTERS OF LOT 7 IN BLOCK 18 IN ADDITION TO CHICAGO (EXCEPT THE WEST 27 FEET THEREOF CONDEMNED BY THE CITY OF CHICAGO FOR WIDENING STATE STREET) IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

ALSO

(TRACT B) LOTS 7 AND 8 IN E. SMITH'S SUBDIVISION OF LOT 10 AND THE SOUTH THREE- QUARTERS OF LOT 7 IN BLOCK 18 IN ADDITION TO CHICAGO IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO

(TRACT C) TOGETHER WITH ALL THE VACATED ALLEY IN E. SMITH'S SUBDIVISION OF LOT 10 AND THE SOUTH THREE-QUARTERS OF LOT 7 ALL IN BLOCK 18 IN ADDITION TO CHICAGO IN FRACTIONAL, SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; EXCEPT THAT PART OF THE ABOVE TRACTS A, B AND C OF LANDWHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +119.00 FEET CHICAGO CITY DATUM AND LYING NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT THROUGH A POINT THEREIN 140.48 FEET NORTH OF THE SOUTHWEST CORNER OF SAID TRACT;

ALSO (TRACT D) (AIR RIGHTS PARCEL): ALL THE PROPERTY AND SPACE LYING ABOVE A HORIZONTAL PLANE, LOCATED 119 FEET ABOVE THE CITY OF CHICAGO DATUM, CONTAINED WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF SUBLOTS 1 AND 2 OF LOT 2 SUBLOTS 1 AND 2 OF LOT 3 SUBLOTS 1 AND 2 OF LOT 6 AND SUBLOT 1 OF THE NORTH 1/4 OF LOT 7 (EXCEPTING FROM SAID LOTS THE WEST 27 FEET THEREOF CONDEMNED BY THE CITY OF CHICAGO FOR THE WIDENING OF STATE STREET) IN BLOCK 18 IN CANAL TRUSTEES ADDITION TO CHICAGO IN FRACTIONAL SECTION 15 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Street Address: 8 East 9th Street, Chicago, Illinois 60605

PINs:	17-15-304-063-0000	17-15-304-064-1025	17-15-304-064-1050
	17-15-304-064-1001	17-15-304-064-1026	17-15-304-064-1051
	17-15-304-064-1002	17-15-304-064-1027	17-15-304-064-1052

Property of Cook County Clerk's Office

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

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

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17-15-304-064-1007	17-15-304-064-1032	17-15-304-064-1057
17-15-304-064-1008	17-15-304-064-1033	17-15-304-064-1058
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17-15-304-064-1016	17-15-304-064-1041	17-15-304-064-1066
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