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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/21/2022 01:59 PM PG: 1 OF 4

**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: 05 of  
April 13, 2022

Location: 21800 S Cicero Avenue  
Matteson, Illinois

21500 Gateway Drive  
Matteson, Illinois

Tax Parcel ID: 31-28-200-014-0000  
31-28-200-018-0000  
31-28-200-019-0000  
31-28-201-005-0000  
31-28-100-012-0000

County: Cook

DOCUMENT PREPARED BY AND  
WHEN RECORDED, RETURN TO:

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

**FIDELITY NATIONAL TITLE** FCHI2200250LI  
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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 21800 S CICERO AVE, LLC, a Delaware limited liability company, ("**Borrower**"), for the benefit of Assignor dated April 13, 2022, and recorded in the official real estate records of Cook County, Illinois, in Book \_\_\_\_\_, ~~Page 2211112069~~ (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.

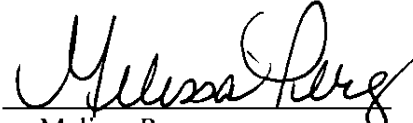
[SIGNATURE ON THE FOLLOWING PAGE]

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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:   
Name: Melissa Perez  
Title: Authorized Person

Property of Cook County Clerk's Office

**ACKNOWLEDGMENT**

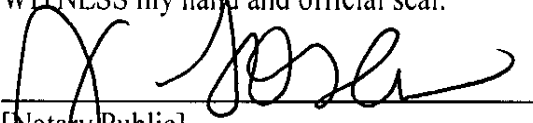
State of Texas

ss.

County of Dallas

On ~~March~~ <sup>April</sup> 12, 2022, before me, Jillian Tosh, a Notary Public in and for said County and State, personally appeared Melissa Perez, Authorized Person, 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

#### PARCEL 1

LOTS 2, 3 AND 4 IN THE FINAL PLAT OF RESUBDIVISION OF SOUTHGATE COMMERCE CENTER IN THE NORTH HALF OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED PER DOCUMENT NUMBER 0536310046 ON DECEMBER 29, 2005, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF LOTS 2 AND 4 OF SOUTHGATE COMMERCE CENTER, BEING A PART OF LOTS 1 AND 2 OF ALLIS CHALMERS SUBDIVISION IN THE NORTH HALF OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 89 DEGREES 21 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 4, 135.45 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 21 MINUTES 17 SECONDS EAST ALONG SAID NORTH LINE, 1014.08 FEET TO AN EAST LINE OF SAID LOT 2; THENCE SOUTH 0 DEGREES 25 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF, 49.50 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 17 SECONDS WEST, 242.07 FEET; THENCE SOUTH 0 DEGREES 38 MINUTES 43 SECONDS EAST, 39.77 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 17 SECONDS WEST, 201.42 FEET; THENCE SOUTH 0 DEGREES 34 MINUTES 15 SECONDS EAST, PARTIALLY PARALLEL WITH AND 0.75 FEET, MORE OR LESS, WEST OF A MASONRY WALL, 161.89 FEET TO A LINE ONE HALF FOOT NORTH OF AND PARALLEL WITH THE CENTER LINE OF A SERIES OF STEEL VERTICAL COLUMNS; THENCE SOUTH 89 DEGREES 24 MINUTES 09 SECONDS WEST ALONG SAID PARALLEL LINE AND THE WESTERLY EXTENSION THEREOF, 570.33 FEET; THENCE NORTH 0 DEGREES 38 MINUTES 43 SECONDS WEST, 250.68 FEET TO THE POINT OF BEGINNING, SAID EXCEPTION BEING PART OF LOT 1 IN SOUTHGATE COMMERCE CENTER UNIT III SUBDIVISION, BEING A RESUBDIVISION OF LOTS 2 AND 4 OF SOUTHGATE COMMERCE CENTER AND LOT 1 OF SOUTHGATE COMMERCE CENTER UNIT II IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2

LOT 5 IN FINAL PLAT OF RESUBDIVISION OF SOUTHGATE COMMERCE CENTER, IN THE NORTH HALF OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED PER DOCUMENT NUMBER 0536310046 ON DECEMBER 29, 2005, ALL IN THE VILLAGE OF MATTESON, COOK COUNTY, ILLINOIS.