

UNOFFICIAL COPY

Doc#: 2216006253 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/09/2022 11:27 AM Pg: 1 of 8

PREPARED BY:
Karen Wade, Esq.
Alston & Bird LLP
2200 Ross Avenue, Suite 2300
Dallas, TX 75201

RECORDING REQUESTED BY &
UPON RECORDATION RETURN TO:
Attn: La-Kesha Mulky
OS National LLC
3097 Satellite Blvd, Ste 400
Duluth, GA 30096

ASSIGNMENT OF SECURITY INSTRUMENT

by

COREVEST PURCHASER 2, LLC,
a Delaware limited liability company,

to

COREVEST AMERICAN FINANCE DEPOSITOR LLC,
a Delaware limited liability company

Dated: As of December 17, 2020

State: Illinois
County: Cook

UNOFFICIAL COPY

ASSIGNMENT OF SECURITY INSTRUMENT

THIS ASSIGNMENT OF SECURITY INSTRUMENT (this "Assignment"), made and entered into as of the December 17, 2020, is made by **COREVEST PURCHASER 2, LLC**, a Delaware limited liability company, having an address at 1920 Main Street, Suite 850, Irvine, CA 92614 ("Assignor"), in favor of **COREVEST AMERICAN FINANCE DEPOSITOR LLC**, a Delaware limited liability company, having an address at 1920 Main Street, Suite 850, Irvine, CA 92614 ("Assignee").

WITNESSETH

WHEREAS, Assignor is the present legal and equitable owner and holder of that certain Promissory Note dated as of September 17, 2020 executed by **Ceres Management LLC**, a **Delaware** limited liability company ("Borrower"), and made payable to the order of CoreVest American Finance Lender LLC, a Delaware limited liability company ("CAFL"), predecessor-in-interest to Assignor, in the stated principal amount of Two million one hundred forty-five thousand dollars and no cents (\$2,145,000.00) (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 September 17, 2020, executed by Borrower for the benefit of CoreVest American Finance Lender LLC, as lender, and recorded on November 12, 2020 in the Real Property Records of Cook County, Illinois, as Document No. 2031706123, Book N/A, Page N/A (as the same may heretofore have been assigned, the "Security Instrument"), in respect of the Premises, together with all rights accrued or to accrue under said Security Instrument.

Loan # 32655

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

Cook / Illinois

#35666147

UNOFFICIAL COPY

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.

[SIGNATURE PAGE FOLLOWS]


UNOFFICIAL COPY

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

ASSIGNOR:

COREVEST PURCHASER 2 LLC,
A Delaware limited liability company

By:



Sokun Soun
Authorized Signatory

Property of Cook County Clerk's Office

Signature Page

Assignment of Security Instrument (PURCHASER TO DEPOSITOR)

UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Orange)

On July 12, 2021 before me, Corine Goddard, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Sokun Soun

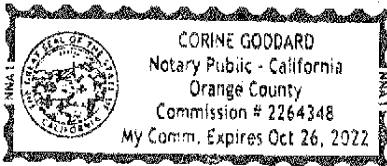
Name(s) of Signer(s)

N/A

who proved to me 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Corine Goddard
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

UNOFFICIAL COPY

SCHEDULE 1

Property List

Address	City	State	County	Zip
1414 E 70th St Units 1-3	Chicago	IL	Cook	60637
2450 James St Unit 1-3	Blue Island	IL	Cook	60406
6120 S Saint Lawrence Ave Units 1-3	Chicago	IL	Cook	60637
6512 S Drexel Ave Units 1-3	Chicago	IL	Cook	60637

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Descriptions and PINS

Address: 1414 E 70th St Units 1-3, Chicago, IL 60637

County: Cook

Parcel Identification Number: 20-23-416-021-0000

Client Code: CHICAGO-30-REFI-I-01

LOT 12 IN BLOCK 4 IN THE SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2450 James St Unit 1-3, Blue Island, IL 60406

County: Cook

Parcel Identification Number: 24-36-407-009-0000

Client Code: CHICAGO-30-REFI-I-02

THE WEST 54 FEET OF THE EAST 81 FEET OF THE SOUTH 112 FEET OF THE SOUTHWEST QUARTER OF BLOCK 7 IN ROBINSONS ADDITION TO BLUE ISLAND, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP OF SAID ADDITION RECORDED IN BOOK 29 OF MAPS PAGE 70 (NEW VOLUME, PAGE 37) IN COOK COUNTY, ILLINOIS.

Address: 6120 S Saint Lawrence Ave Units 1-3, Chicago, IL 60637

County: Cook

Parcel Identification Number: 20-15-411-038-0000

Client Code: CHICAGO-30-REFI-I-03

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

UNOFFICIAL COPY

Exhibit A Mortgage (*Cook County, Illinois*) THE NORTH 15 FEET OF LOT 5 AND THE SOUTH 20 FEET OF LOT 4 IN BLOCK 9 IN THE RESUBDIVISION OF THE WASHINGTON PARK CLUB ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (FORMERLY UNITS 1, 2 AND GARDEN UNIT) IN THE ALISA ANNETTE WILLIAMS CONDOMINIUM).

Address: 6512 S Drexel Ave Units 1-3, Chicago, IL 60637

County: Cook

Parcel Identification Number: 20-23-113-019-0000

Client Code: CHICAGO-30-REFI-I-04

THE SOUTH 25 FEET OF LOT 5 IN BLOCK 7 IN WOODLAWN RIDGE, A SUBDIVISION OF THE SOUTH 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.

Property of Cook County Clerk's Office