

UNOFFICIAL COPY

Doc#: 2218007056 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/29/2022 08:50 AM Pg: 1 of 10

PREPARED BY:
CoreVest American Finance Lender LLC
4 Park Plaza, Suite 900
Irvine, CA 92614

UPON RECORDATION RETURN TO:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
(770) 497-9100

ASSIGNMENT OF SECURITY INSTRUMENT

by

COREVEST AMERICAN FINANCE LENDER LLC,
a Delaware limited liability company

to

COREVEST PURCHASER 2, LLC,
a Delaware limited liability company

Dated: As of July 23, 2021

State: Illinois

County: Cook

UNOFFICIAL COPY

ASSIGNMENT OF SECURITY INSTRUMENT

This **ASSIGNMENT OF SECURITY INSTRUMENT** (this "Assignment"), dated as of July 23, 2021, is made and entered into by **COREVEST AMERICAN FINANCE LENDER LLC**, a Delaware limited liability company, having an address at 4 Park Plaza, Suite 900, Irvine, CA 92614 ("Assignor"), in favor of **COREVEST PURCHASER 2, LLC**, a Delaware limited liability company ("Assignee").

WITNESSETH

WHEREAS, Assignor is the present legal and equitable owner and holder of that certain Promissory Note, dated as of July 23, 2021, executed by JRDA2 PROPERTIES LLC, a Delaware limited liability company ("Borrower"), and made payable to the order of Assignor in the stated principal amount of Nine Million Nine Hundred Seventeen Thousand Seven Hundred and No/100 Dollars (\$9,917,700.00) (the "Note") in connection with certain real property and improvements located thereon situated in the County of Cook, State of Illinois, identified on Schedule 1 attached hereto and made a part hereof and more particularly described on Exhibit A, attached 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 July 23, 2021, executed by Borrower for the benefit of Assignor, as lender, and recorded on August 4, 2021 in the Real Property Records of Cook County, Illinois, as Doc # 2121633050 (the "Security Instrument"), in respect of the Premises.

2. Assumption. From and after the date hereof, Assignee hereby accepts this Assignment and assumes and agrees to observe, perform and be bound by all of the terms, covenants, agreements, conditions and obligations of the Security Instrument required to be observed or performed by Assignor thereunder.

UNOFFICIAL COPY

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 American Finance Lender LLC,
a Delaware limited liability company

By: 

Name: Sokun Soth

Title: Authorized Signatory

Address:

4 Park Plaza, Suite 900

Irvine, CA 92614

Attention: Head of Term Lending

Property of Cook County Clerk's Office

UNOFFICIAL COPY

ACKNOWLEDGMENT

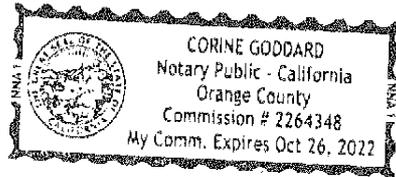
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On July 26, 2021, before me, Corine Goddard, Notary Public, personally appeared Sokun Soun, 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

(Seal)

PROPERTY OF Cook County Clerk's Office

UNOFFICIAL COPY

SCHEDULE 1

Property List

Asset ID	Address	City	State	Zip	County
699848	1234 S Troy St #1	Chicago	IL	60623	Cook
699849	1234 S Troy St #2	Chicago	IL	60623	Cook
699850	1234 S Troy St #3	Chicago	IL	60623	Cook
699851	1817 N KARLOV AVE Unit 1	CHICAGO	IL	60639	COOK
699852	1817 N KARLOV AVE Unit 2	CHICAGO	IL	60639	COOK
699853	1817 N KARLOV AVE Unit 3	CHICAGO	IL	60639	COOK
710351	2046 N. Saint Louis Avenue 1	Chicago	IL	60647	Cook
710352	2046 N. Saint Louis Avenue 2	Chicago	IL	60647	Cook
710353	2046 N. Saint Louis Avenue 3	Chicago	IL	60647	Cook
710354	2046 N. Saint Louis Avenue 4	Chicago	IL	60647	Cook
710355	2046 N. Saint Louis Avenue 5	Chicago	IL	60647	Cook
710356	2132 W Warren Blvd #1	Chicago	IL	60612	Cook
710357	2132 W Warren Blvd #2	Chicago	IL	60612	Cook
710358	2132 W Warren Blvd #3	Chicago	IL	60612	Cook
710359	2337 W Washington Blvd #2	Chicago	IL	60612	Cook
710361	2565 W Washington Blvd #1W	Chicago	IL	60612	Cook

UNOFFICIAL COPY

EXHIBIT A

Legal Descriptions and PINS

PROPERTY ADDRESS: 1234 S Troy St Unit 1, Chicago, IL 60623

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

PARCEL 1: UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS IN 1234 SOUTH TROY CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0812122102, IN THE NORTHWEST 1/4 OF SECTION 24, 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 P-1, 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: 1234 S TROY ST UNIT 1, CHICAGO, IL 60623

TAX ID: 16-24-100-048-1001

PROPERTY ADDRESS: 1234 S Troy St Unit 2, Chicago, IL 60623

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

PARCEL 1: UNIT NO. 2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE 1234 SOUTH TROY CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO 0812122102, IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2, 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: 1234 S TROY ST UNIT 2, CHICAGO, IL 60623

TAX ID: 16-24-100-048-1002

PROPERTY ADDRESS: 1234 S Troy St Unit 3, Chicago, IL 60623

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

PARCEL 1: UNIT NO. 3, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE 1234 SOUTH TROY CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO 0812122102, IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

COMMONLY KNOWN AS: 1234 S TROY ST UNIT 3, CHICAGO, IL 60623
 TAX ID: 16-24-100-048-1003

PROPERTY ADDRESS: 1817 N Karlov Ave, Unit 1-3 Chicago, IL 60639
 ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CHICAGO,
 COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS
 FOLLOWS:

THE SOUTH 5 FEET OF LOT 15 AND ALL OF LOT 16 IN BLOCK 10 IN GARFIELD,
 BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40
 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE
 WEST 307 FEET OF THE NORTH 631.75 FEET AND THE WEST 333 FEET OF THE
 SOUTH 1295) IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1817 N KARLOV AVE, Unit 1-3, CHICAGO, IL 60639
 TAX ID: 13-34-414-014-0000

PROPERTY ADDRESS: 2046 N. Saint Louis Avenue, Unit 1-5, Chicago, IL 60647
 ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF CHICAGO,
 COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS
 FOLLOWS:

LOT 1 IN THE SUBDIVISION OF THE SOUTH 1/4 OF THE WEST 1/3 OF THE
 NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE
 THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2046 N. SAINT LOUIS AVENUE, UNIT 1-5, CHICAGO, IL
 60647
 TAX ID: 13-35-228-013-0000

PROPERTY ADDRESS: 2132 W. Warren Boulevard Unit 1, Chicago, IL 60612
 ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE CITY OF CHICAGO, COUNTY
 OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:
 UNIT 1 (ALSO KNOWN AS 1A), IN 2132 WEST WARREN CONDOMINIUM AS
 DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE
 EAST 30 FEET OF THE SOUTH 1/2 OF LOT 6 IN SUBDIVISION OF BLOCK 59 OF
 CANAL TRUSTEE'S SUBDIVISION OF SECTION 7 TOWNSHIP 39 NORTH RANGE 9
 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS, WHICH
 SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM
 RECORDED AS DOCUMENT 0528418011 TOGETHER WITH ITS UNDIVIDED
 PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY
 ILLINOIS.

COMMONLY KNOWN AS: 2132 W. WARREN BOULEVARD UNIT 1, CHICAGO, IL
 60612
 TAX ID: 17-07-326-042-1001

PROPERTY ADDRESS: 2132 W. Warren Boulevard Unit 2, Chicago, IL 60612

UNOFFICIAL COPY

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS: UNIT 2 (ALSO KNOWN AS 2A), IN 2132 WEST WARREN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 30 FEET OF THE SOUTH 1/2 OF LOT 6 IN SUBDIVISION OF BLOCK 59 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 7 TOWNSHIP 39 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0528418011 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS: 2132 W. WARREN BOULEVARD UNIT 2, CHICAGO, IL 60612

TAX ID: 17-07-326-042-1002

PROPERTY ADDRESS: 2132 W. Warren Boulevard Unit 3, Chicago, IL 60612

All that certain parcel of land situate in the County of Cook and State of Illinois, being known and designated as follows:

Units 1, 2 and 3 in 2132 west warren condominium as delineated on a survey of the following described real estate:

The east 30 feet of the south 1/2 of lot 6 in subdivision of block 59 of canal trustee's subdivision of section 7 township 39 north range 9 east of the third principal Meridian in Cook county Illinois.

Which survey is attached as exhibit "A" to the declaration of condominium recorded as document 0528418011 together with its undivided percentage interest in the common elements all in cook county Illinois.

Parcel number: 17-07-326-042-1003

PROPERTY ADDRESS: 2337 W. Washington Boulevard Unit 2, Chicago, IL 60612

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

PARCEL 1: UNIT 2 IN THE 2337 W. WASHINGTON CONDOMINIUM GROUP AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 16 IN C. FOLLANSBEE'S SUBDIVISION OF BLOCK 57 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0618145104, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF DECKS NUMBERED D-2 AND STORAGE SPACE NUMBER S-2 AND THE PARKING SPACES NUMBER P-2, AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT NUMBER 0618145104, AS AMENDED FROM TIME TO TIME.

UNOFFICIAL COPY

COMMONLY KNOWN AS: 2337 W. WASHINGTON BOULEVARD UNIT 2, CHICAGO, IL 60612

TAX ID: 17-07-324-051-1002

PROPERTY ADDRESS: 2565 W. Washington Boulevard Unit 1W; Chicago, IL 60612
ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:
PARCEL 1: UNIT 1W IN THE 2565 WEST WASHINGTON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: 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 SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 15, 2007 AS DOCUMENT 0713515040, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2565 W. WASHINGTON BOULEVARD UNIT 1W, CHICAGO, IL 60612

TAX ID: 16-12-423-070-1004
