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ASSIGNMENT OF MORTGAGE

Doc# 2219440086 Fee \$93.00

Prepared by:
Phyl M. Butler
Key Star Capital Fund II, L.P.
4100 Greenbriar Drive, Suite 120/130
Stafford, TX 77477

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/13/2022 03:56 PM PG: 1 OF 3

After recording, return to:
Key Star Capital Fund III, L.P.
4100 Greenbriar Drive, Suite 120/130
Stafford, TX 77477

PIN: 16-09-427-001-0000

This Assignment of Mortgage is made as of June 23, 2022 by KEY STAR CAPITAL FUND II, L.P. ("Assignor"), whose address is 4100 Greenbriar Dr., Suite 120 Stafford TX 77477, for good and valuable consideration, in favor of KEY STAR CAPITAL FUND III, L.P. ("Assignee"), whose address is 4100 Greenbriar Drive, Suite 120, Stafford, TX 77477, pursuant to a certain Loan Purchase Agreement between, inter alia, Seller and Purchaser, dated May 2, 2022 which is hereby incorporated by reference ("Agreement"). All capitalized terms used but not defined herein are defined in the Agreement.

Seller hereby assigns, transfers and sets over to Purchaser, its successors and assigns, AS IS, WITH ALL FAULTS, WITHOUT RECOURSE AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES, OF ANY NATURE WHATSOEVER, WHETHER EXPRESSED OR IMPLIED, except and only to the extent otherwise provided in the Agreement, all Seller's right, title and interest in and to the Mortgage dated December 15, 2006 by and between Austin Bank of Chicago, Not Personally But as Trustee UTA Dated 2-02-2001 ("Grantor") and ShoreBank ("Lender") in the amount of \$55,000.00 recorded May 17, 2007 as Document No. 0713741177 with the Cook County Recorder of Deeds in Illinois.

Assignment of Mortgage Filing dated February 21, 2018 by and between Urban Partnership Bank, successor to ShoreBank ("Assignor") in favor of Key Star Capital Fund L.P. recorded March 14, 2018 as Document No. 1807334021 in Cook County Illinois.

Assignment of Mortgage Filing dated December 10, 2020 by and between Key Star Capital Fund L.P. ("Assignor") in favor of Key Star Capital Fund II, L.P. ("Assignee") recorded March 18, 2021 as Document No. 2107715002 in Cook County, IL. See Exhibit "A for the Legal Description.

S Y
P 3
S 41
SC
INT JP

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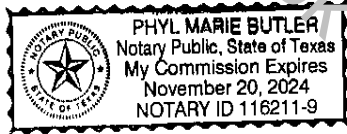
KEY STAR CAPITAL FUND II, L.P.

By: *Edward Hrebenar*
Edward Hrebenar, Its Authorized Signatory

STATE OF Texas)

COUNTY OF Fort Bend)

On June 23, 2022 before me, a Notary Public, personally appeared Edward Hrebenar, personally known to me (or proved to me on the basis of satisfactory evidence) 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.



Phyl M. Butler
Notary Public

My Commission expires: 11-20-2024

Property of Cool County Clerk's Office

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EXHIBIT "A"

THE WEST 15 FEET OF LOT 22 AND ALL OF LOTS 23 AND 24 IN BLOCK 11 IN DERBY'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real property or its address is commonly known as 4955-59 W. WASHINGTON, CHICAGO, IL 60644.

Property of Cook County Clerk's Office