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Doc#. 2224218181 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 08/30/2022 12:14 PM Pg: 1 of 5

THIS INSTRUMENT PREPARED BY:

Bradley D. Broberg
Winstead PC
500 Winstead Building
2728 N. Harwood Street
Dallas, Texas 75201

WHEN RECORDED, RETURN

TO: Document Recording Services, P.O. Box 3008 Tallahassee, FL 32315-3008

READYCAP WAREHOUSE FINANCING II LLC

Post Closing / Melissa Perez
1320 Greenway Drive, Suite 560
Irving, Texas 75038

PERMANENT INDEX NUMBER(S):

Parcel 1 part of Parcels 2 and 3: 32-15-301-020-0000 Vol. 11
Remainder of Parcel 2: 32-22-100-017-0000 Vol. 15
Remainder of Parcel 3: 32-22-100-015-0000 Vol. 15

THIS SPACE RESERVED FOR RECORDERS
USE ONLY
(TO BE RECORDED IN THE REAL
PROPERTY
RECORDS OF COOK COUNTY, ILLINOIS)

ASSIGNMENT OF MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING



REF238206369A

(RCWF II)

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, **READYCAP COMMERCIAL, LLC**, a Delaware limited liability company ("**Assignor**"), having a mailing address of 1320 Greenway Drive, Suite 560, Irving, Texas 75038, does hereby grant, bargain, sell, assign, deliver, convey, transfer and set over unto:

READYCAP WAREHOUSE FINANCING II LLC, a Delaware limited liability company ("**Assignee**"), having a mailing address of 1320 Greenway Drive, Suite 560, Irving, Texas 75038,

all of Assignor's right, title and interest in and to the Security Instrument defined below as such instrument may have been amended, assumed, consolidated or modified:

Mortgage, Security Agreement and Fixture Filing dated August 24, 2021 (the "**Security Instrument**"), by **INDUSTRIAL FREEDOM LLC**, a Delaware limited liability company, and **INDUSTRIAL FREEDOM 2 LLC**, a Delaware limited liability company, recorded as Document Number 2123657030, in the real property records of Cook County, Illinois.

TOGETHER WITH all rights accrued or to accrue under the Security Instrument, any and all promissory note(s) and the obligations described therein, the debt and claims secured thereby, and all sums of money due and to become due thereon, with interest as provided for therein.

TO HAVE AND TO HOLD the same unto the Assignee and to the successors and assigns of the Assignee forever.

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE AND WITHOUT REPRESENTATION OR WARRANTY, EXPRESS, IMPLIED OR BY OPERATION OF LAW, OF ANY KIND AND NATURE WHATSOEVER OTHER THAN AS MAY BE SET FORTH IN ANY RELATED MORTGAGE LOAN

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PURCHASE AGREEMENT, UNCOMMITTED MASTER REPURCHASE AGREEMENT OR SIMILAR SUCH AGREEMENT EXECUTED BY THE UNDERSIGNED.

The Security Instrument assigned hereby encumbers the real property legally described on Exhibit A attached hereto and incorporated herein by this reference.

[SIGNATURE AND ACKNOWLEDGMENT PAGE FOLLOWS]

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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

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ACKNOWLEDGMENT

State of Texas

ss.

County of Dallas

On June 7, 2021, before me, Jillian Tosh, a Notary Public in and for said County and State, personally appeared Melissa Perez, personally known to me or proved 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.

WITNESS my hand and official seal.

Jillian Tosh
[Notary Public]



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EXHIBIT A

LEGAL DESCRIPTION

Common Property Address(es): 1001 State Street, Chicago Heights, Illinois 60411

Permanent Index Numbers:	Parcel 1 part of Parcels 2 and 3:	32-15-301-020-0000 Vol. 11
	Remainder of Parcel 2:	32-22-100-017-0000 Vol. 15
	Remainder of Parcel 3:	32-22-100-013-0000 Vol. 15

PARCEL 1:

THE NORTH 51.2 FEET OF THE WEST 775 FEET (EXCEPT THE WEST 33 FEET THEREOF) OF THE SOUTH 364.2 FEET OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 15 AND THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE PROPERTY CONVEYED BY DEED RECORDED AS DOCUMENT NUMBER 16378936, 67 FEET EAST OF THE WEST LINE OF SAID SECTION 15; THENCE EAST ALONG SAID SOUTH LINE AND ITS EXTENSION EASTERLY 833 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SECTIONS 15 AND 22 TO A POINT 327 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 22; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 683 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 85 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 150 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 22 A DISTANCE OF 65 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 67 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 120 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 67 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTIONS 15 AND 22 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A RECTANGULAR TRACT OF LAND LOCATED IN SECTIONS 15 AND 22, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 15, SAID LINE BEING ALSO THE NORTH LINE OF SAID SECTION 22, 900 FEET EASTWARDLY MEASURED ALONG SAID SOUTH LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 15, SAID SOUTHWEST CORNER BEING ALSO THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTHWARDLY PARALLEL TO THE WEST LINE OF SAID SECTION 15, 313 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO HEIGHTS TERMINAL TRANSFER RAILROAD COMPANY; THENCE EASTWARDLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ITS EXTENSION EASTWARDLY PARALLEL TO SAID SOUTH LINE 200 FEET; THENCE SOUTHWARDLY PARALLEL TO THE SAID WEST LINE 313 FEET TO THE SOUTH LINE OF SAID SECTION 15; THENCE WESTWARDLY ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING;

ALSO BEGINNING AT THE POINT ABOVE DESCRIBED 900 FEET EASTWARDLY MEASURED ALONG THE SAID NORTH LINE FROM THE NORTH WEST CORNER OF SAID SECTION 22;

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THENCE EASTWARDLY ALONG THE SAID NORTH LINE 200 FEET; THENCE SOUTHWARDLY PARALLEL TO THE WEST LINE OF SAID SECTION 22, 327 FEET; THENCE WESTWARDLY PARALLEL TO THE SAID NORTH LINE 200 FEET; THENCE NORTHWARDLY PARALLEL TO THE WEST LINE OF SAID SECTION 22, 327 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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