

# UNOFFICIAL COPY

Doc#: 2224306092 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/31/2022 07:45 AM Pg: 1 of 2

WHEN RECORDED MAIL TO:  
ANCHOR ASSETS XVIII, LLC  
ONE BAXTER WAY, STE. 220  
THOUSAND OAKS, CA 91362  
818-867-2054 / 310-395-0010

## ASSIGNMENT DEED OF TRUST

Ref AL: 600510  
Property Address: 2632 RIDGELAND AVENUE, BERWYN, IL 60402  
Parcel Number: 5311-013-033

For value received, ANCHOR LOANS, LP, a Delaware Limited Partnership ("Assignor"), having an address of One Baxter Way, Ste. 220, Thousand Oaks, CA 91362, the undersigned holder, hereby grants, sells, assigns, conveys and transfers, without recourse to ANCHOR ASSETS XVIII, LLC, a California Limited Liability Company ("Assignee"), having an address of One Baxter Way, Ste. 220, Thousand Oaks, CA 91362 all of its right, title and interest under that certain security instrument ("Security Instrument") dated August 2, 2022, executed by JBV ACQUISITIONS LLC, a Georgia Limited Liability Company, to ANCHOR LOANS, LP, A DELAWARE LIMITED PARTNERSHIP, and given to secure payment of \$288,750.00, recorded as Instrument Number (2223420366) on 08/22/2022 of official records in COOK County, IL, describing land there as:

LOT 207 OF TRACT NO. 8026, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90, PAGES 57 TO 59 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH the Note(s) or other Obligation therein described, and the money due and to grow due thereon, with interest, and all rights accrued or to accrue under such Security Instrument.

TO HAVE AND TO HOLD the same unto the said Assignee, its successors and assigns, forever, subject only to all the provisions contained in said Security Instrument and the Note or other Obligation. AND, the said Assignor hereby constitutes and appoints the Assignee as the Assignor's true and lawful attorney, irrevocable in law or in equity, in the Assignor's name, place and stead but at the Assignee's cost and expenses, to have, use and take all lawful ways and means for the recovery of all the said money and interest; and in case of payment, to discharge the same as fully as the Assignor might or could do if these presents were not made.

AND the Assignor covenants that there is now and owing the said Note or other Obligation secured thereby, and there are no set-offs, counterclaims or defenses against the same, in law or equity, nor have there been any modifications or other changes in the original terms thereof, other than as stated herein.

In reference herein to any parties, use of any particular gender or the plural or singular name is intended to include the appropriate gender or number as the text of the within instrument may require.

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IN WITNESS WHEREOF, the said Assignor has hereunto set its hand and seal or caused these presents to be signed by its proper officers and its seal, if any, to be hereto affixed this 11th day of August, 2022.

**ANCHOR LOANS, LP, a Delaware Limited Partnership**

By: *Joshua Donaghy*  
Joshua Donaghy  
Title: Post Closing Manager

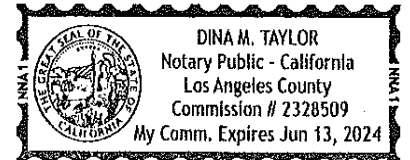
*A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

STATE OF CALIFORNIA  
COUNTY OF VENTURA

On 8/11/2022, before me DINA M. TAYLOR,  
notary

public personally appeared JOSHUA DONAGHY  
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.

(This area for official notary seal)



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,

*Dina M. Taylor*

Notary Public commissioned for said County and State

PREPARED BY:  
ANCHOR LOANS, L.P.  
ONE BAXTER WAY, STE. 220  
THOUSAND OAKS, CA 91362