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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/14/2022 10:13 AM PG: 1 OF 8

PREPARED BY:

Karen Wade, Esq.
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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

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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").

W I T N E S S E T H

WHEREAS, Assignor is the present legal and equitable owner and holder of that certain Promissory Note dated as of December 23, 2019 executed by **North Shore Propco, LLC**, a **Delaware** limited liability company ("Borrower"), and made payable to the order of 5 Arch Funding Corp., a Delaware limited liability company ("SAFC"), predecessor-in-interest to Assignor, in the stated principal amount of Fourteen million one hundred twenty-thousand dollars and no cents (\$14,120,000.00) (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 December 23, 2019, executed by Borrower for the benefit of 5 Arch Funding Corp., as lender, and recorded on January 10, 2020 in the Real Property Records of Cook County, Illinois, as Document No. 2001006156, Book , Page (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 # 600012055

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

Cook / Illinois

#35666147

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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]

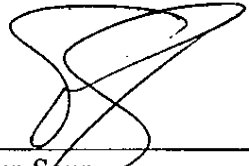
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IN WITNESS WHEREOF, Assignor has executed this Assignment of Security Instrument as of the day and year first above written.


ASSIGNOR:

COREVEST PURCHASER 2, LLC,
A Delaware limited liability company


By:



Sokun Soun
Authorized Signatory



Witness #1
Print Name: CHRIS CABALLA



Witness #2
Print Name: CHRIS TERRANOVA

Signature Page

Assignment of Security Instrument (PURCHASER TO DEPOSITOR)

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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)

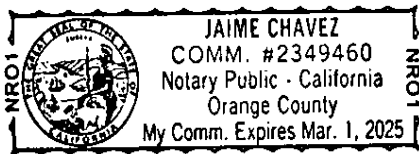
 On May 4, 2021 before me, Jaime Chavez, Notary Public
Date
Here Insert Name and Title of the Officer

 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 _____

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**EXHIBIT A****(Premises Description)**

Address: 2544 W. George St #3, Chicago, IL 60618 PIN: 13-25-220-034-1011

PARCEL 2A: UNIT 2544-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2901 N. ROCKWELL CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0020768386, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Address: 3303 N. Octavia Ave, Chicago, IL 60634 PIN: 12-24-422-019-0000

THE NORTH 33 FEET OF LOT 7 IN BLOCK 3 IN GEORGE W. PRASSAS' BELMONT HIGHLANDS, IN THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND SOUTH OF THE INDIAN BOUNDARY LINE AND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF BELMONT AVENUE, IN COOK COUNTY, ILLINOIS.

Address: 3324 N. Central Park Ave, Chicago, IL 60618 PIN: 13-23-324-030-0000

LOT 1 IN MARY T. RUSHKEWICZ'S RESUBDIVISION OF LOTS 1 TO 5 INCLUSIVE IN OLIVER T. WHITE'S SUBDIVISION OF LOTS 6 AND 7 AND THE EAST 21 FEET OF LOT 8 IN BLOCK 4 IN K.K. JONES SUBDIVISION OF THE SOUTH 40 ACRES OF THE NORTH 120 ACRES OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Address: 3849 N Christiana Ave., Chicago, IL 60618 PIN: 13-23-214-004-0000

THE SOUTH 5 FEET OF THE LOT 4 AND ALL OF LOT 5 IN BLOCK 8 IN RACE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 NORTH OF ELSTON ROAD AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2919 N. Natoma Ave Unit 8, Chicago, IL 60634 PIN: 13-30-219-068-0000

PARCEL 2A: UNIT 2919-8: THAT PART OF THE SOUTH 1/2 OF LOT 102 IN THE FIRST ADDITION TO MONTCLARE GARDENS BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD RIGHT OF WAY) OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF LOT 102, AT A POINT WHICH IS 171.77 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 102, AS MEASURED ALONG SAID SOUTH LINE OF LOT 102, TO A POINT ON

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THE NORTH LINE OF SAID LOT 102 WHICH IS 172.50 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 102, AS MEASURED ALONG SAID NORTH LINE OF LOT 102, IN COOK COUNTY, ILLINOIS.

PARCEL 2B: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FOR IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 30, 2004 AS DOCUMENT 0436519071 AND AMENDED AND RESTARTED BY INSTRUMENT RECORDED JANUARY 10, 2005 AS DOCUMENT 0501027033 AND FIRST AMENDMENT RECORDED APRIL 21, 2005 AS DOCUMENT 0511118133 AND SECOND AMENDMENT RECORDED OCTOBER 19, 2005 AS DOCUMENT 0529219025 AND AS CREATED BY DEED DATED AND RECORDED AS DOCUMENT FROM TO FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND: THE SOUTH 10 FEET OF THE NORTH 1/2 OF LOT 102 IN FIRST ADDITION TO MONT CLARE GARDENS, AFORESAID, AND THE NORTH 10 FEET OF THE SOUTH 1/2 OF LOT 102 IN FIRST ADDITION TO MONTE CLARE GARDENS, AFORESAID.

Address: 747 E Whispering Oaks Dr. Unit 5C, Palatine, IL 60074 PIN: 02-02-203-064-1092

PARCEL 3A: UNIT 5-C, IN WHISPERING OAKS CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 12, 1993 AS DOCUMENT 93187367, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 3B: EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF CONDOMINIUM AFORESAID.

Address: 8840 Dee Rd, Des Plaines, IL 60016 PIN: 09-15-207-126-0000

THE NORTH 40.51 FEET OF LOT 2 (EXCEPT THE EAST 158.0 FEET THEREOF) IN FIRST ADDITION TO DEMPSTER GARDEN HOMES SUBDIVISION, BEING A RE-SUBDIVISION OF THE EAST 125.0 FEET OF LOT 9 AND ALL OF LOT 10 IN GOETTSCH'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF FIRST ADDITION TO DEMPSTER GARDEN HOMES SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 21, 1962 AS DOCUMENT NO. 2021169, IN COOK COUNTY, ILLINOIS.

Address: 2780 Eisenhower Drive, Des Plaines, IL 60018 PIN: 09-33-117-030-0000

LOT 49 IN TOWN IMPROVEMENT CORPORATIONS DES PLAINS COUNTRYSIDE UNIT NO. 5, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 207.0 FEET THEREOF, AND EXCEPT THAT PART OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 LYING WEST OF THE WEST LINE OF THE EAST 24 ACRES THEREOF, IN COOK COUNTY, ILLINOIS.

Address: 634 Thorndale drive, Elgin, IL 60120 PIN 06-20-108-009-0000

THAT PART OF LOT 102 WHICH LIES NORTH OF A LINE COMMENCING 39.51 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT, THENCE RUNNING WESTERLY TO A POINT ON THE WEST LINE OF SAID LOT, 40.64 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, IN PARKWOOD UNIT ONE, A SUBDIVISION OF PART OF SECTION 17, 19 AND 20 TOWNSHIP 41 NORTH, RANGE 9 EAST OF

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THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ELGIN, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 30, 1979 AS DOCUMENT 24979976.

Address: 2442 North 76th Court, Elmwood Park, IL 60707 Pin: 12-25-331-014-0000

THE NORTH 30 FEET OF THE SOUTH 70 FEET OF LOT 2 IN BLOCK 20 IN THE SUBDIVISION OF THE FIRST ADDITION ELLSWORTH, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1892, IN BOOK 56 OF PLATS, PAGE 8 AS DOCUMENT 1706944, IN COOK COUNTY, ILLINOIS, LYING IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.