

UNOFFICIAL COPY



2227134241

Doc# 2227134241 Fee \$74.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/28/2022 02:40 PM 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

S W
P 10
S 1
SCY
INT B

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 17, 2021 in the Real Property Records of Cook County, Illinois, as Doc # 2122919036 (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 Soum

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)

Notary Public of Cook County Clerk's Office

UNOFFICIAL COPY

SCHEDULE 1

Property List

| Asset ID | Address | City | State | Zip | County |
|----------|-------------------------------|---------|-------|-------|--------|
| 710377 | 4057-59 W. Hirsch St #1W | Chicago | IL | 60651 | Cook |
| 710378 | 4227 S. Calumet Avenue Unit 1 | Chicago | IL | 60653 | Cook |
| 710379 | 4227 S Calumet Ave #2 | Chicago | IL | 60653 | Cook |
| 710380 | 4227 S Calumet Ave #3 | Chicago | IL | 60653 | Cook |
| 699912 | 4425 S Prairie Ave #3 | Chicago | IL | 60653 | Cook |
| 699913 | 4529 S Michigan Ave #4 | Chicago | IL | 60653 | Cook |
| 699918 | 5316 S Indiana Ave #3 | Chicago | IL | 60615 | Cook |
| 699919 | 5416 S Michigan Ave #1 | Chicago | IL | 60615 | Cook |
| 699920 | 5420 S Michigan Ave #1 | Chicago | IL | 60615 | Cook |
| 699921 | 5420 S Michigan Ave #2 | Chicago | IL | 60615 | Cook |

UNOFFICIAL COPY

EXHIBIT A

Legal Descriptions and PINS

PROPERTY ADDRESS: 4057-59 W. Hirsch Street Unit 1W, Chicago, IL 60651
 ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:
 UNIT 1W IN 4057-59 W. HIRSCH CONDOMINIUMS AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 14 FEET OF LOT 27 AND ALL OF LOT 28 IN BLOCK 1 IN DEMAREST AND KAMERLINGS GRAND AVENUE SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED MARCH 13, 2007 AS DOCUMENT NUMBER 0707215088 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF P2 AND P3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED MARCH 13, 2007 AS DOCUMENT NO. 070215088.
 COMMONLY KNOWN AS: 4057-59 W. Hirsch Street Unit 1W, Chicago, IL 60651
 TAX ID: 16-03-223-045-1004

PROPERTY ADDRESS: 4227 S. Calumet Avenue Unit 1, Chicago, IL 60653
 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 INTEREST IN THE COMMON ELEMENTS IN 4227 S. CALUMET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0526339070 IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. 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: 4227 S. CALUMET AVENUE UNIT 1, CHICAGO, IL 60653
 TAX ID: 20-03-123-038-1001

PROPERTY ADDRESS: 4227 S. Calumet Avenue Unit 2, Chicago, IL 60653
 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 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4227 S. CALUMET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0526339070 IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2, A

UNOFFICIAL COPY

LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4227 S. CALUMET AVENUE UNIT 2, CHICAGO, IL 60653
TAX ID: 20-03-123-038-1002

PROPERTY ADDRESS: 4227 S. Calumet Avenue Unit 3, Chicago, IL 60653

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 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4227 S. CALUMET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0526339070 IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2:

EXCLUSIVE 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.

COMMONLY KNOWN AS: 4227 S. CALUMET AVENUE UNIT 3, CHICAGO, IL 60653
TAX ID: 20-03-123-038-1003

PROPERTY ADDRESS: 4425 S Prairie Ave # U-3, Chicago, IL 60653

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 3 IN THE 4425 SOUTH PRAIRIE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0021287392, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: GRANT OF THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, AS LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE DECLARATION IN AFORESAID RECORDED AS DOCUMENT NUMBER 0021287392.

COMMONLY KNOWN AS: 4425 S PRAIRIE AVE # U-3, CHICAGO, IL 60653
TAX ID: 20-03-310-033-1003

PROPERTY ADDRESS: 4529 S Michigan Ave # U-4, Chicago, IL 60653

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

UNIT 4 IN THE 4529 S. MICHIGAN AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 12 FEET 2 INCHES OF LOT 32 AND THE SOUTH 20 FEET AND 8 INCHES OF LOT 33 IN BLOCK 1 IN WINSTON'S SUBDIVISION OF THE SOUTH 34 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, IN TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS

UNOFFICIAL COPY

ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 4, 2006 AS DOCUMENT 0600445113 TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4529 S Michigan Ave # U-4, Chicago, IL 60653

TAX ID: 20-03-314-043-1004

PROPERTY ADDRESS: 5316 S Indiana Ave # U-3, Chicago, IL 60615

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

PARCEL 1: UNIT NUMBER 3 IN THE 5316 S. INDIANA CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 7 IN BLOCK 1 IN E.E. HUNDLEY'S SUBDIVISION OF 13 ACRES OF LAND IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 168 OF MAPS, PAGE 79 IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED 0532232046; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION RECORDED NOVEMBER 18, 2005 AS DOCUMENT NUMBER 0532232046.

COMMONLY KNOWN AS: 5316 S INDIANA AVE # U-3, CHICAGO, IL 60615

TAX ID: 20-10-310-064-1003

PROPERTY ADDRESS: 5416 S Michigan Ave # U-1, Chicago, IL 60615

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

UNIT NUMBER 1 IN 5416 S. MICHIGAN AVE. CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 25 FEET OF THE NORTH 26 FEET OF LOT 5 IN BLOCK 2 IN KENT AND WILLOUGHBY'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 8, 2007 AS DOCUMENT NUMBER 0715915072; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1 AND D-1, LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO.

COMMONLY KNOWN AS: 5416 S MICHIGAN AVE # U-1, CHICAGO, IL 60615

TAX ID: 20-10-309-078-1002

PROPERTY ADDRESS: 5420 S Michigan Ave # U-1, Chicago, IL 60615

UNOFFICIAL COPY

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 NUMBER 1 IN 5420 S. MICHIGAN AVENUE CONDOMINIUM AS DELINEATED ON FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE SOUTH 25 FEET OF THE NORTH 26 FEET OF LOT 6 IN BLOCK 2 IN KENT AND WILLOUGHBY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 1, 2006 AS DOCUMENT NUMBER 0624410019, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.
 PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P1, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM SURVEY ATTACHED THERETO
 COMMONLY KNOWN AS: 5420 S MICHIGAN AVE # U-1, CHICAGO, IL 60615
 TAX ID: 20-10-309-076-1001

PROPERTY ADDRESS: 5420 S Michigan Ave # U-2, Chicago, IL 60615
 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 NUMBER 2 IN 5420 S. MICHIGAN AVENUE CONDOMINIUM AS DELINEATED ON FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE SOUTH 25 FEET OF THE NORTH 26 FEET OF LOT 6 IN BLOCK 2 IN KENT AND WILLOUGHBY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 1, 2006 AS DOCUMENT NUMBER 0624410019, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.
 PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P2, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM SURVEY ATTACHED THERETO.
 COMMONLY KNOWN AS: 5420 S MICHIGAN AVE # U-2, CHICAGO, IL 60615 TAX ID: 20-10-309-076-1002
