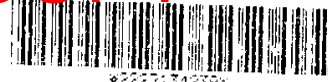


# UNOFFICIAL COPY



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Doc# 2227134239 Fee \$74.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/28/2022 02:09 PM PG: 1 OF 16

1

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

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## 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 12, 2021 in the Real Property Records of Cook County, Illinois, as Doc # 2122422033 (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.

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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 American Finance Lender LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_

Name: Sokun Soun

Title: Authorized Signatory

Address:

4 Park Plaza, Suite 900

Irvine, CA 92614

Attention: Head of Term Lending

Property of Cook County Clerk's Office

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## ACKNOWLEDGMENT

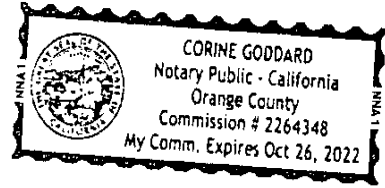
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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)

Cook County Clerk's Office

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## SCHEDULE 1

### Property List

Asset ID	Address	City	State	Zip	County
710371	3142 W Fillmore St #3	Chicago	IL	60612-5080	Cook
699871	3144 W Fillmore St #1	Chicago	IL	60612-5065	Cook
699870	3144 W Fillmore St #3	Chicago	IL	60612-5065	Cook
699872	3146 W Fillmore St #2	Chicago	IL	60612-5066	Cook
699875	3148 W Fillmore St #1	Chicago	IL	60612-5077	Cook
699874	3148 W Fillmore St #2	Chicago	IL	60612-5077	Cook
699873	3148 W Fillmore St #3	Chicago	IL	60612-5077	Cook
699876	3154 W Fillmore St #1	Chicago	IL	60612-5082	Cook
699877	3158 W Fillmore St #1	Chicago	IL	60612-5088	Cook
699878	3158 W Fillmore St #3	Chicago	IL	60612-5088	Cook

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## EXHIBIT A

### Legal Descriptions and PINS

PROPERTY ADDRESS: 3142 W. Fillmore Street Unit 3, Chicago, IL 60612

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

UNIT 3 IN THE 3142 WEST FILLMORE CONDOMINIUM AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 33 IN OTIS SUBDIVISION OF BLOCK 6 IN PIPER'S SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0526410078 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3142 W. FILLMORE AVENUE UNIT 3, CHICAGO, IL 60612

TAX ID: 16-13-320-039-1003

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PROPERTY ADDRESS: 3144 W. Fillmore St # U1, Chicago, IL 60612

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

PARCEL ONE: UNIT 1, IN 3144 W. FILLMORE CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 32, IN OTIS SUBDIVISION OF BLOCK 6, IN PIPER'S SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0526219102; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT 0526219102.

COMMONLY KNOWN AS: 3144 W FILLMORE ST # U1, CHICAGO, IL 60612

TAX ID: 16-13-320-037-1001

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PROPERTY ADDRESS: 3144 W Fillmore St # U3, Chicago, IL 60612

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 3144 WEST FILLMORE CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 32 IN OTIS SUBDIVISION OF BLOCK 6 IN PIPER'S SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION

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OF CONDOMINIUM RECORDED AS DOCUMENT 0526219102; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: EXCLUSIVE EASEMENT FOR PARKING PURPOSES FOR THE BENEFIT OF PARCEL 1 OVER P-1, P-2 AND P-3 AS CONTAINED IN THE DECLARATION OF CONDOMINIUM, AFORESAID.

COMMONLY KNOWN AS: 3144 W FILLMORE ST # U3, CHICAGO, IL 60612

TAX ID: 16-13-320-037-1003

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PROPERTY ADDRESS: 3146 W Fillmore St # U2, Chicago, IL 60612

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 NO. 2 IN THE 3146 WEST FILLMORE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 31 IN OTIS SUBDIVISION OF BLOCK 6 IN PIPER'S SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0525132126 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE (EXCLUSIVE) RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0525132126.

COMMONLY KNOWN AS: 3146 W FILLMORE ST # U2, CHICAGO, IL 60612

TAX ID: 16-13-320-031-1002

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PROPERTY ADDRESS: 3148 W Fillmore St # U1, Chicago, IL 60612

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS: UNIT 1 IN THE 3148 WEST FILLMORE CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 30 IN OTIS SUBDIVISION OF BLOCK 6 IN PIPER'S SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0525710093; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0525710093.

COMMONLY KNOWN AS: 3148 W FILLMORE ST # U1, CHICAGO, IL 60612

TAX ID: 16-13-320-033-1001

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PROPERTY ADDRESS: 3148 W Fillmore St # U2, Chicago, IL 60612

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



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UNIT 2 IN THE 3148 WEST FILLMORE CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 30 IN OTIS SUBDIVISION OF BLOCK 6 IN PIPER'S SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0525710093; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0525710093.

COMMONLY KNOWN AS: 3148 W FILLMORE ST # U2, CHICAGO, IL 60612

TAX ID: 16-13-320-033-1002

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PROPERTY ADDRESS: 3148 W Fillmore St # U3, Chicago, IL 60612

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS: UNIT 3 IN THE 3148 WEST FILLMORE CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 30 IN OTIS SUBDIVISION OF BLOCK 6 IN PIPER'S SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0525710093; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-3 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0525710093.

COMMONLY KNOWN AS: 3148 W FILLMORE ST # U3, CHICAGO, IL 60612

TAX ID: 16-13-320-033-1003

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PROPERTY ADDRESS: 3154 W Fillmore St # U1, Chicago, IL 60612

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 IN THE 3154 WEST FILLMORE CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 28 IN OTIS SUBDIVISION OF BLOCK 6 IN PIPER'S SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0523719058; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: EXCLUSIVE EASEMENT FOR PARKING PURPOSES FOR THE BENEFIT OF PARCEL 1 OVER P-1 AS CONTAINED IN THE DECLARATION OF CONDOMINIUM, AFORESAID, IN COOK COUNTY, ILLINOIS.

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COMMONLY KNOWN AS: 3154 W FILLMORE ST # U1, CHICAGO, IL 60612  
 TAX ID: 16-13-320-028-1001

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PROPERTY ADDRESS: 3158 W Fillmore St # U1, Chicago, IL 60612  
 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 IN 3158 WEST FILLMORE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 26 IN OTIS SUBDIVISION OF BLOCK 6 IN PIPER'S SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0525710094, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT, ALL IN COOK COUNTY ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF THE PARKING SPACE (P-1), LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0525710094.  
 COMMONLY KNOWN AS: 3158 W FILLMORE ST # U1, CHICAGO, IL 60612  
 TAX ID: 16-13-320-034-1001

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PROPERTY ADDRESS: 3158 W Fillmore St # U3, Chicago, IL 60612  
 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 3158 WEST FILLMORE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 26 IN OTIS SUBDIVISION OF BLOCK 6 IN PIPER'S SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0525710094, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT, ALL IN COOK COUNTY ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF THE PARKING SPACE (P-3), LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0525710094.  
 COMMONLY KNOWN AS: 3158 W FILLMORE ST # U3, CHICAGO, IL 60612  
 TAX ID: 16-13-320-034-1003

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