

UNOFFICIAL COPY

Doc#: 2228001069 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/07/2022 10:19 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED BY:

Sarah Toomey
90 Discovery
Irvine, California 92618

WHEN RECORDED, RETURN TO:

Wells Fargo Bank, N.A.
Attn: HYBRID/CHURWAREHOUSE
1055 10th Avenue SE
Minneapolis, MN 55414

Loan No. CF067762
Property ID No.: 25-28-442-004-0000

ASSIGNMENT OF MORTGAGE

For value received, Sphinx Capital, LLC, a Wyoming limited liability company, having an address at 30 North Gould Street, Sheridan, Wyoming 82801 ("Assignor"), hereby grants, assigns and transfers to Churchill Funding I LLC, having an address of 1055 10th Avenue SE, Minneapolis, MN 55414 ("Assignee"), all of the undersigned's beneficial interest in that certain Mortgage, Assignment of Leases and Rents, Fixture Filing, and Security Agreement in the amount of \$153,085.00 and dated March 10, 2022, executed by Mobile Mental Wellness PLLC, an Illinois professional limited liability company ("Borrower"), as mortgagor, in favor of Sphinx Capital, LLC, a Wyoming limited liability company, as mortgagee, recording concurrently herewith (the "Mortgage"), against:

recorded on 04/01/2022 at 2209106190 in the official records of Cook County, IL
The real property located in the City of Chicago, County of Cook, State of Illinois, described as follows:

SEE EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF,

commonly known as 45 West 126th Place, Chicago, Illinois 60628 (the "Mortgaged Property");

Together with the Note therein described or referred to, the money due and to become due with interest, and all rights to accrue under said Mortgage.

The undersigned Assignor has independently and contemporaneously assigned and transferred to Assignee, all of the Assignor's right, title and interest in and to the Secured Note which is secured by this Mortgage.

[SIGNATURES FOLLOW]

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Dated: March 10, 2022

ASSIGNOR:

SPHINX CAPITAL, LLC, A WYOMING LIMITED LIABILITY COMPANY

By: *Lance Gilchrist Stukaloff*

Name: Lance Gilchrist Stukaloff

Title: Managing Partner

Property of Cook County Clerk's Office

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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 Virginia)

County of Arlington)

On 03/28/2022 before me, Jerod Coutts, Notary Public
Date Here Insert Name of the Officer

Personally Appeared Lance Gilchrist Stukaloff
Name(s) of Signer(s)

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 Virginia that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notarized online using audio-video communication

Signature Jerod Coutts
Signature of Notary Public

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EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

LOT 14 IN PATRICK D. CLEARY'S SUBDIVISION OF THAT PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, SOUTH AND EAST OF WARREN'S ADDITION TO WILDWOOD AND WEST OF JAGER'S SUBDIVISION, CONTAINING PART OF LOT 1 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LAND IN SAID SOUTHEAST FRACTIONAL QUARTER, IN COOK COUNTY, ILLINOIS.