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Karen A. Yarbrough
Cook County Clerk
Date: 10/19/2022 04:12 PM Pg: 1 of 4

Prepared by:
Nussbaum Lowinger LLP
225 Broadway- 36th Floor
New York, NY 10007

After Recording Return To:
SIGNATURE CAPITAL LLC
2828 N. Central Ave, Mezzanine, 2nd Floor
Phoenix, AZ, 85004

PIN: 16-04-416-019-0000

ASSIGNMENT OF COMMERCIAL MORTGAGE, SECURITY AGREEMENT, FIXTURE FILING AND ASSIGNMENT OF LEASES AND RENTS

KNOW THAT SIGNATURE CAPITAL LLC, a California limited liability company having an office at **2828 N. Central Ave, Mezzanine, 2nd Floor, Phoenix, AZ 85044** ("**Assignor**") in consideration of Ten (\$10.00) or more Dollars, paid by **Carson James**, having an office at **610 N. Maria Ave, Redondo Beach, CA 90277** ("**Assignee**"), hereby assigns, sells, transfers and delivers unto **Assignee**, those certain Mortgage, Security Agreement, And Fixture Filing and Collateral Assignment Of Leases And Rents described in **Exhibit A** (the "Assigned Loan Documents") annexed hereto and incorporated herein by this reference, covering the premises commonly known as **5116-21 W IOWA ST, Chicago, IL 60651**, designated on the official tax map of Chicago and County of Cook as Block NA , Lot NA and more particularly described on **Exhibit B** attached hereto and made a part hereof (the "Premises").

Such Assigned Loan Documents having been given to secure payment of **One Hundred Fifty Thousand and 00/100 (\$150,000.00) DOLLARS**, which Mortgage is of record has document number 2224218233 of Records of County of Cook State of Illinois, Assignment of Leases and Rents is of record with document number: 2224218234 of Records of County of Cook, State of Illinois together with the note(s) and obligations therein described and the money due and to become due thereon with interest, and all rights accrued or to accrue under such Assigned Loan Documents.

TOGETHER with the bonds, notes or other obligations described in said Assigned Loan Documents, and the monies due and to grow thereon with interest;

TO HAVE AND TO HOLD the same unto the Assignee and to the successors, legal representatives and assigns forever.

The Assigned Loan Documents hereby have not been further assigned except as set forth herein.

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IN WITNESS WHEREOF, the Assignor has duly executed this assignment as of July 16, 2022

ASSIGNOR:

SIGNATURE CAPITAL LLC

By: [Signature]
Name: DAVID CRANTZ
Title: PRESIDENT

STATE OF Maricopa)
Arizona) ss.:
COUNTY OF Maricopa

I certify that on August 16, 2022, David Crantz, came before me in person and stated to my satisfaction that he/she:

(a) made the attached instrument; and

(b) was authorized to and did execute this instrument on behalf of and as President of SIGNATURE CAPITAL LLC (the "Company"), the entity named in this instrument, as the free act and deed of the Company, by virtue of the authority granted by its partnership agreement and partners.



[Signature]
NOTARY PUBLIC

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EXHIBIT A

A Mortgage, Security Agreement, And Fixture Filing and Collateral Assignment Of Leases And Rents between **SIGNATURE CAPITAL LLC** and **STEPHENS LEARNING ACADEMY LLC** dated August 16, 2022 with regard to the Property located at **5116-20 W IOWA ST, Chicago, IL 60651** in the Mortgage amount of \$150,000.00.

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EXHIBIT B

The Land is described as follows:

LOTS 24 AND 25 IN BLOCK 1 IN HOGENSON AND SCHMIDT'S ADDITION TO LINDEN PARK BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 4 TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Permanent Index Number: 16-04-416-019-0000

Common Address: 5116-20 W IOWA ST, Chicago, IL 60651

Property address is commonly known as: 5116-20 W IOWA ST, Chicago, IL 60651

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