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KAREN A. YARBROUGH

COOK COUNTY CLERK

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PREPARED BY:  
CAF TERM BORROWER MS, LLC  
c/o CoreVest Finance  
4 Park Plaza, Suite 900  
Irvine, CA 92614  
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**FILE 1**

ASSIGNMENT OF SECURITY INSTRUMENT

by

CAF TERM BORROWER MS, LLC,  
a Delaware limited liability company

to

COREVEST PURCHASER 2, LLC,  
a Delaware limited liability company

Dated: As of September 9, 2022

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 September 9, 2022, is made by **CAF TERM BORROWER MS, 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, having an address at 4 Park Plaza, Suite 900, Irvine, CA 92614 ("Assignee").

### WITNESSETH

WHEREAS, Assignor is the present legal and equitable owner and holder of that certain Promissory Note dated as of June 15, 2022 executed by JRDA3 PROPERTIES LLC, a Delaware limited liability company ("Borrower"), and made payable to the order of **COREVEST AMERICAN FINANCE LENDER LLC**, a Delaware limited liability company, predecessor-in-interest to Assignor, in the stated principal amount of FOUR MILLION NINE HUNDRED NINETY FIVE THOUSAND and No/100 Dollars (\$4,995,000.00) (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 June 15, 2022, executed by Borrower for the benefit of **COREVEST AMERICAN FINANCE LENDER LLC**, a Delaware limited liability company, as lender, and recorded on October 14, 2022 as Doc # 2228757031 in the Real Property Records of Cook County, Illinois (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.

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:

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(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]**

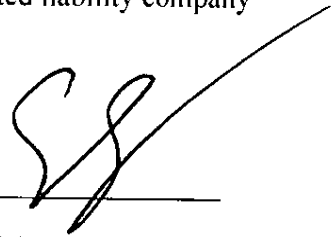
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IN WITNESS WHEREOF, Assignor has executed this Assignment of Security Instrument as of the day and year first above written.

**ASSIGNOR:**

**CAF TERM BORROWER MS, LLC,**  
a Delaware limited liability company

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



Sokun Soun  
Its: Authorized Signatory

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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 October 3, 2022, before me, Katherine Kwoen, 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 \_\_\_\_\_

A handwritten signature in black ink, appearing to be 'Katherine Kwoen', written over a horizontal line.

(Seal)

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## SCHEDULE 1

### Property List

| ID     | APN                | Address                  | City    | State | Zip   | County |
|--------|--------------------|--------------------------|---------|-------|-------|--------|
| 893264 | 16-13-301-052-1002 | 3016 W Flournoy St #2    | Chicago | IL    | 60612 | Cook   |
| 893265 | 16-13-301-057-1001 | 3048 Flournoy Ave #1     | Chicago | IL    | 60612 | Cook   |
| 893266 | 16-13-301-057-1002 | 3048 W Flournoy St Apt 2 | Chicago | IL    | 60612 | Cook   |
| 893267 | 16-13-301-057-1003 | 3048 W Flournoy St #3    | Chicago | IL    | 60612 | Cook   |
| 893270 | 16-13-107-065-1002 | 3175 W Monroe St #1      | Chicago | IL    | 60612 | Cook   |
| 893271 | 13-35-422-050-1013 | 3265 W Wabansia Ave #3   | Chicago | IL    | 60647 | Cook   |
| 893272 | 13-35-422-050-1017 | 3269 W Wabansia Ave #1   | Chicago | IL    | 60647 | Cook   |
| 893273 | 16-11-408-096-1001 | 3325 W Fulton Blvd #1    | Chicago | IL    | 60624 | Cook   |
| 900443 | 16-14-201-031-1003 | 3402 W Monroe St #2E     | Chicago | IL    | 60624 | Cook   |
| 900444 | 16-14-201-031-1005 | 3402 W Monroe St #3E     | Chicago | IL    | 60624 | Cook   |

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## EXHIBIT A

### Legal Descriptions and PINS

PARCEL 11:

PARCEL 1:

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3016 WEST FLOURNOY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0613031017, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, 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 LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3016 WEST FLOURNOY ST, UNIT 2, CHICAGO, IL 60612

TAX ID: 16-13-301-052-1002

PARCEL 12:

UNIT 1, IN THE 3048 W FLOURNOY CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 29 IN BLOCK 2 IN FRAZER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN, CCI. WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0723515050; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS: 3048 W FLOURNOY ST, UNIT #1, CHICAGO, IL 60612

TAX ID: 16-13-301-057-1001

PARCEL 13:

UNIT 2, IN THE 3048 W FLOURNOY CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 29 IN BLOCK 2 IN FRAZER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0723515050; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS: 3048 W FLOURNOY ST, UNIT #2, CHICAGO, IL 60612

TAX ID: 16-13-301-057-1002

PARCEL 14:

PARCEL 1: UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3016 WEST FLOURNOY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT

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NO. 0613031017, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, 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: 3048 W. FLOURNOY STREET, UNIT #3, CHICAGO, IL 60612  
PARCEL NUMBER: 16-13-301-057-1003

PARCEL 15:

PARCEL 1:

UNIT 1 IN THE 3175 W. MONROE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE WEST 1/2 OF THE NORTHWEST 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 DECLARATION RECORDED AS DOCUMENT 0420239126; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5-1 A LIMITED COMMON ELEMENT AS SET FORTH AND DESCRIBED IN DECLARATION AFORESAID.

COMMONLY KNOWN AS: 3175 W. MONROE STREET, UNIT #1, CHICAGO, IL, 60612  
PARCEL NO. 16-13-107-065-1002

PARCEL 16:

UNIT NO. 3265-3 IN 1655-57 NORTH SPAULDING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 22 IN BLOCK 23 IN SIMONS SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 11, 2007 AS DOCUMENT NO 0719215083. TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 3265 W. WABANSIA AVE, UNIT #3, CHICAGO, IL 60647  
TAX ID: 13-35-422-050-1013

PARCEL 17:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: UNIT NO. 3269-1 IN 1655-57 NORTH SPAULDING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 22 IN BLOCK 23 IN SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,



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ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 11, 2007 AS DOCUMENT NO. 0719215083 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.  
COMMONLY KNOWN AS: 3269 W WABANSIA AVE, UNIT #1, CHICAGO, IL 60647  
PARCEL ID: 13-35-422-050-1017

**PARCEL 18:**

UNIT 1 IN 3325 WEST FULTON AVENUE CONDOMINIUMS IN LOT 22 IN BLOCK 8 IN SUBDIVISION OF BLOCK 2,5,8, AND 11 OF TYRRELL, BARRETT AND KERFOOT'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, LYING NORTH OF LAKE STREET, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE SURVEY RECORDED IN DECLARATION OF CONDOMINIUM RECORDED 5/23/06 WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO.0614310179.  
COMMONLY KNOWN AS: 3325 W FULTON BLVD #1, CHICAGO, IL 60624  
PARCEL ID: 16-11-408-096-001

**PARCEL 19:**

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS TO WIT:  
UNIT 2E IN 3402 WEST MONROE CONDOMINIUM, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0435103105 ON DECEMBER 16TH, 2004, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
COMMONLY KNOWN AS: 3402 WEST MONROE STREET, UNIT 2E, CHICAGO, IL 60624  
PARCEL ID:16-14-201-031-1003

**PARCEL 20:**

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
UNIT #3E IN 3402 WEST MONROE CONDOMINIUM, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0435103105 ON DECEMBER 16TH, 2004 IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
COMMONLY KNOWN AS: 3402 W MONROE ST # 3E, CHICAGO, IL 60624  
PARCEL ID:16-14-201-031-1005