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Doc#: 2303010089 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/30/2023 10:32 AM Pg: 1 of 4

WHEN RECORDED, RETURN TO:

Constructive Loans, LLC
1801 S. Meyers Rd., Suite 10
Oakbrook Terrace, IL 60181
Attention: Post Closing

1cel-246162 IL
PIN 28-24-105 058-0000

590117

ASSIGNMENT OF BENEFICIAL INTEREST IN MORTGAGE, ASSIGNMENT OF LEASES AND EJECTMENTS, FIXTURE FILING, AND SECURITY AGREEMENT

For value received, BPL Mortgage Trust, LLC, having an address at 1801 S. Meyers Rd., Suite 10, Oakbrook, IL 60181 ("Assignor"), hereby grants, assigns and transfers to * having an address of * ("Assignee"), all of the undersigned's beneficial interest in that certain Mortgage in the amount of \$20,000.00 and dated May 18, 2022, executed by ARS Capital Investments & Management, LLC, a Illinois limited liability company ("Borrower"), in favor of BPL Mortgage Trust, LLC as beneficiary, recording (the "Mortgage"), against the real property located in the City of Markham, County of Cook, State of Illinois, described as follows: **MTG REC ON 05/25/2022 INST 2214539225**

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

Commonly known as 16214 Richmond Ave, Markham, IL 60428 (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 or assigned 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 Promissory Note which is secured by this Mortgage.

* Metropolitan Tower Life Insurance Company

* c/o Fay Servicing, LLC
1601 LBJ Freeway, Ste. 150
Farmers Branch, TX 75234

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Dated: 5/20/22

ASSIGNOR:

BPL Mortgage Trust, LLC, a Delaware Limited Liability Company

By: 

Name: Anthony Norton

Title: Vice President

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 Illinois

County of DuPage

On 5/20/22 before me, Diana Aguila / Illinois Notary Public
Date

Personally Appeared Anthony Norton
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 Illinois that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Diana Aguila
Signature of Notary Public

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EXHIBIT A

File No.: TCCL-175402-IL

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the City of Markham, County of Cook, State of Illinois, and being more particularly described as follows:

Lot 36, in Block 5 in Canterbury Gardens Unit no. 2, Unit no. 1, a Subdivision of part of the Northwest Quarter of Section 24, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 28-24-105-058-0000

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged,

except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 36 in Block 5 on the City of Markham Tax Map.

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