

# UNOFFICIAL COPY

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Karen A. Yarbrough  
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Date: 02/27/2023 03:15 PM Pg: 1 of 4

Document prepared by and when  
recorded return to:

READYCAP COMMERCIAL, LLC  
1320 Greenway Drive, Suite 560  
Irving, Texas 75038  
Attention: Melissa Perez

## **ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING**

**READYCAP COMMERCIAL, LLC**, a Delaware limited liability company  
(Assignor)

to

**READYCAP WAREHOUSE FINANCING III LLC**, a Delaware limited liability company  
(Assignee)

Dated: February 22, 2023

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

READYCAP COMMERCIAL, LLC, a Delaware limited liability company, having an address at 1320 Greenway Drive, Suite 560, Irving, Texas 75038 ("*Assignor*"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to READYCAP WAREHOUSE FINANCING III LLC, a Delaware limited liability company, whose address is 1320 Greenway Drive, Suite 560, Irving, Texas 75038, their successors, participants and assigns (collectively "*Assignee*"), all right, title and interest of Assignor in and to that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, by GOLDMAN INVESTMENTS 922 N BLVD L.P. ("*Mortgagor 1*"), and GOLDMAN INVESTMENTS 930 N BLVD L.P. ("*Mortgagor 2*", and together with Mortgagor 1, individually and collectively, jointly and severally, "*Mortgagor*"), each an Illinois limited partnership, in favor of Assignor dated as of February 22, 2023, and recorded with the real property records of Cook County, Illinois, at Doc no. 2305541061 (as the same has heretofore been amended, modified, restated, supplemented, assigned, renewed or extended, the "*Security Instrument*"), and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

Together with any and all notes and obligations therein described, the debt and claims secured thereby and all sums of money due and to become due thereon, with interest provided for therein, and Assignor hereby irrevocably appoints Assignee hereunder its attorney to collect and receive such debt, and to foreclose, enforce and satisfy the foregoing the same as it might or could have done were these presents not executed, but at the cost and expense of Assignee.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

TO HAVE AND TO HOLD the Security Instrument unto Assignee and to the successors and assigns of Assignee forever.

[SIGNATURE ON THE FOLLOWING PAGE]

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IN WITNESS WHEREOF, Assignor has caused this instrument to be executed by its duly authorized officer on the day and year first above written.

**ASSIGNOR:**

**READYCAP COMMERCIAL, LLC,**  
a Delaware limited liability company

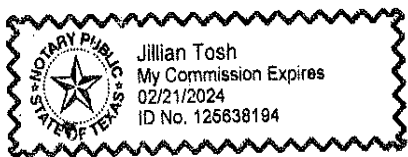
By: Melissa Perez

Name: Melissa Perez

Title: Authorized Person

STATE OF Texas  
COUNTY OF Dallas

On the 9th day of Feb in the year 2023 before me, the undersigned, personally appeared MELISSA PEREZ, as Authorized Person, on behalf of READYCAP COMMERCIAL, LLC, a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person or entity upon behalf of which individual acted, executed the instrument.



Jillian Tosh  
Notary Public      Sign and affix stamp

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## Exhibit A

### DESCRIPTION OF PROPERTY

#### PARCEL 1:

THE SOUTHEAST QUARTER OF LOT 16 AND THE EAST HALF OF THE SOUTHWEST QUARTER OF LOT 16 IN KETTLESTRING'S SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE SOUTH 1/2 OF THE EAST 1/2 (EXCEPT THE EAST 10 FEET) OF LOT 15 IN KETTLESTRING'S SUBDIVISION OF LAND IN THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 32 FEET THEREOF TAKEN FOR STREET PURPOSES AND ALSO EXCEPTING FOR STREET PURPOSES THAT PART OF THE LAND SOUTH OF A LINE DRAWN FROM A POINT ON THE WEST LINE THEREOF, 40 FEET 11 INCHES NORTH OF THE SOUTH LINE OF LOT 15 TO A POINT ON THE EAST LINE THEREOF, 40 FEET 8 3/8 INCHES NORTH OF SAID SOUTH LINE) IN COOK COUNTY, ILLINOIS.

Location: 922 and 930 North Boulevard  
Oak Park, Illinois 60301

County: Cook

PINS: 16-07-128-037-0000 and 16-07-128-015-0000