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Doc#. 2308645039 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/27/2023 12:37 PM Pg: 1 of 2

Document Prepared by: Etasa Houston
Recording Requested by and
When recorded, please return to:

Textbook Holdings Trust
2015 Manhattan Beach Blvd, Suite 106
Redondo Beach, CA 90278
Loan No. 0122128765

APN: 28-24-205-025-0000

[Space Above This Line For Recording Data]

Assignment of Mortgage

Loan Number: 0122128765

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to:

Granite Hills Ventures, LLC solely in its capacity as Separate Trustee of Textbook Holdings

(Assignee – whose address is: 2015 Manhattan Beach Blvd, Suite 106 Redondo Beach, CA 90278)

all its rights, title and interest in and to the Mortgage dated 01/17/2023 executed by TPA15314CHERRY, LLC, a Illinois Limited Liability Company, and recorded either:

- concurrently herewith; or
- on 01/19/2023 as Instrument No. in 2301940175 book n/a, page n/a, in the Official Records in the County Recorder's office of Cook County, IL, describing land therein as:

Legal Description

LOT 188 IN THE FIRST ADDITION TO COUNTRY AIRE ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 14, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Property Address: 15314 Cherry Ln, Markham, IL, 60428

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Mortgage. The original principal amount due under this note(s) is \$100,800.00

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Private Money Lenders, LLC by
Textbook Holdings Trust, a Delaware
statutory trust as its attorney in fact



By: Kenneth Jacobson
Title: Authorized Agent

Property of Cook County Clerk's Office

ACKNOWLEDGEMENT

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 Los Angeles

Brenda Fernandez
Notary Public

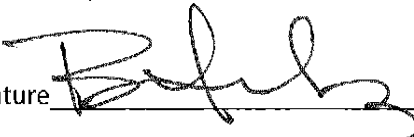
On MAR 22 2023 before _____
me, (insert name and title of the officer)

Personally appeared **Ken Jacobson**

_____, 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  (Seal)

