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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/03/2023 03:44 PM PG: 1 OF 4



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

FILE 1ST

READYCAP WAREHOUSE FINANCING, LLC, a Delaware limited liability company
(Assignor)
to

READY CAPITAL MORTGAGE DEPOSITOR II, LLC, a Delaware limited liability
company
(Assignee)

Dated: December 6, 2022

Location: 4200 West Belmont
Chicago, Illinois 60641

Tax Parcel ID: 13-22-435-022-0000; 13-22-435-023-0000, 13-22-435-024-0000,
13-22-435-025-0000; 13-22-435-026-0000, 13-22-435-036-0000,
13-22-435-037-0000

County: Cook

DOCUMENT PREPARED BY AND
WHEN RECORDED, RETURN TO:

ReadyCap Commercial, LLC
Attn: Melissa Perez
1320 Greenway Drive, Suite 560
Irving, TX 75038

Return to:
Document Recording Services
P.O. Box 3008
Tallahassee, FL 32315-3008

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

READYCAP WAREHOUSE FINANCING LLC, a Delaware limited liability company, whose address is 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 **READY CAPITAL MORTGAGE DEPOSITOR II, LLC**, a Delaware limited liability company, having an address at 1320 Greenway Drive, Suite 560, Irving, Texas 75038, their successors, participants and assigns ("**Assignee**"), all right, title and interest of Assignor in and to that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing from **4200 BELMONT, LLC**, an Illinois limited liability company ("**Borrower**"), for the benefit of **READYCAP COMMERCIAL, LLC**, a Delaware limited liability company ("**Original Lender**") dated March 31, 2022, and recorded in the official real estate records of Cook County, Illinois, in Instrument Number 2209519057; as the same was assigned by Original Lender to Assignor pursuant to that certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated March 31, 2022, and recorded in the aforesaid records in Instrument Number 2209519059 (as the same have heretofore been amended, modified, restated, supplemented, assigned, renewed or extended, the "**Mortgage**"), 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 Mortgage 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 WAREHOUSE
FINANCING LLC**, a Delaware limited liability company

By: *Melissa Perez*
Name: **Melissa Perez**
Title: **Authorized Person**

Property of Cook County Clerk's Office

ACKNOWLEDGMENT

State of Texas
County of Dallas

ss.

On Dec 5, 2022, before me, Jillian Tosh, a Notary Public in and for said County and State, personally appeared Melissa Perez, personally known to me or proved 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.

WITNESS my hand and official seal.

Jillian Tosh
[Notary Public]



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Exhibit A

PARCEL 1:

LOTS 192 THROUGH 206 BOTH INCLUSIVE, IN HOENTZE AND WHEELER'S HIGH SCHOOL ADDITION TO IRVING PARK IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 8 THROUGH 14, BOTH INCLUSIVE, IN BLOCK 6 IN BOLDENWECK AND MADSEN'S SUBDIVISION OF LOTS 4 AND 5 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF MILWAUKEE AVENUE, IN COOK COUNTY, ILLINOIS.