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Karen A. Yarbrough  
Cook County Clerk  
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## ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

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

to

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

Dated: March 21, 2023

Location: 1001 State Street  
Chicago Heights, Illinois 60411

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:  
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Tallahassee, FL 32315-3008

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

READYCAP WAREHOUSE FINANCING II 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 READYCAP WAREHOUSE FINANCING 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 INDUSTRIAL FREEDOM 2 LLC, a Delaware limited liability company (“*Borrower*”), for the benefit of READYCAP COMMERCIAL, LLC, a Delaware limited liability company (“*Original Lender*”), dated August 24, 2021, and recorded in the official real estate records of Cook County, Illinois as Document Number 2123657030; 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 August 30, 2021, and recorded in the aforesaid records as Document Number 2224218181 (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 II LLC**, a Delaware limited liability company

By:   
Name: Melissa Perez  
Title: Authorized Person

Property of Cook County Clerk's Office

**ACKNOWLEDGMENT**

State of Texas  
County of Dallas

ss.

On March 7, 2023, 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.

  
[Notary Public]



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## Exhibit A

### Legal Description

Common Property Address(es): 1001 State Street, Chicago Heights, Illinois 60411

Permanent Index Numbers:	Parcel 1 part of Parcels 2 and 3:	32-15-301-020-0000 Vol. 11
	Remainder of Parcel 2:	32-22-100-017-0000 Vol. 15
	Remainder of Parcel 3:	32-22-100-013-0000 Vol. 15

#### PARCEL 1:

THE NORTH 51.2 FEET OF THE WEST 775 FEET (EXCEPT THE WEST 33 FEET THEREOF) OF THE SOUTH 364.2 FEET OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 15 AND THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE PROPERTY CONVEYED BY DEED RECORDED AS DOCUMENT NUMBER 16878936, 67 FEET EAST OF THE WEST LINE OF SAID SECTION 15; THENCE EAST ALONG SAID SOUTH LINE AND ITS EXTENSION EASTERLY 833 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SECTIONS 15 AND 22 TO A POINT 327 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 22; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 683 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 85 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 150 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 22 A DISTANCE OF 65 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 67 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 120 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 67 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTIONS 15 AND 22 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

A RECTANGULAR TRACT OF LAND LOCATED IN SECTIONS 15 AND 22, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 15, SAID LINE BEING ALSO THE NORTH LINE OF SAID SECTION 22, 900 FEET EASTWARDLY MEASURED ALONG SAID SOUTH LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 15, SAID SOUTHWEST CORNER BEING ALSO THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTHWARDLY PARALLEL TO THE WEST LINE OF SAID SECTION 15, 313 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO HEIGHTS TERMINAL TRANSFER RAILROAD COMPANY; THENCE EASTWARDLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ITS EXTENSION EASTWARDLY PARALLEL TO SAID SOUTH LINE 200 FEET; THENCE SOUTHWARDLY PARALLEL TO THE SAID WEST LINE 313 FEET TO THE SOUTH LINE

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OF SAID SECTION 15; THENCE WESTWARDLY ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING;

ALSO BEGINNING AT THE POINT ABOVE DESCRIBED 900 FEET EASTWARDLY MEASURED ALONG THE SAID NORTH LINE FROM THE NORTH WEST CORNER OF SAID SECTION 22;

THENCE EASTWARDLY ALONG THE SAID NORTH LINE 200 FEET; THENCE SOUTHWARDLY PARALLEL TO THE WEST LINE OF SAID SECTION 22, 327 FEET; THENCE WESTWARDLY PARALLEL TO THE SAID NORTH LINE 200 FEET; THENCE NORTHWARDLY PARALLEL TO THE WEST LINE OF SAID SECTION 22, 327 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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