

UNOFFICIAL COPY

Doc#: 2319833408 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/17/2023 03:56 PM Pg: 1 of 4

Recording Requested by: Archwest Capital LLC

THIS INSTRUMENT PREPARED BY:

Khalifa Sambo
19800 Macarthur Boulevard., Suite 1150
Irvine, California 92612

WHEN RECORDED, RETURN TO:

APC CS TRUST, a Delaware Statutory Trust
245 Park Avenue, 42nd Floor
New York, New York 10167

Loan No. 199367
Property ID No.: 16-17-308-008-0000

ASSIGNMENT OF MORTGAGE

For value received, the undersigned, Archwest Funding, LLC, a Delaware limited liability company, having an address at 19800 Macarthur Boulevard., Suite 1150, Irvine, California 92612 ("Assignor"), hereby grants, assigns and transfers to APC CS TRUST, a Delaware Statutory Trust, having an address of 245 Park Avenue, 42nd Floor, New York, New York 10167 ("Assignee"), all of the undersigned's rights, title and interest due or to become due in and to that certain Mortgage, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, together with that certain Secured Note in the amount of \$251,250.00, each dated April 26, 2023, executed by Honeybeaters Holdings LLC, a Nevada limited liability company ("Borrower"), in favor of Archwest Funding, LLC, a Delaware limited liability company, which was recorded on May 2, 2023, as Instrument Number 2312240208 in the Recorder's Office of the County of Cook, State of Illinois (the "Mortgage"), against:

The real property located in the City of OAK PARK, County of Cook, State of Illinois, described as follows:

SEE EXHIBIT "A," ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF,

commonly known as 1018 SOUTH RIDGELAND AVENUE, OAK PARK, Illinois 60304 (the "Mortgaged Property");

Together with all of Assignor's rights, title and interest in and to the Secured Note therein described or referred to, the money due and to become due with interest, and all rights to accrue under said Mortgage, and all Loan Documents (as defined in the Loan Agreement) executed concurrently therewith.

The undersigned Assignor has independently and contemporaneously executed that certain Allonge to Secured Note assigning and transferring to Assignee, all of the Assignor's right, title and interest in and to the Secured Note which is secured by the Mortgage.

[SIGNATURES FOLLOW]

UNOFFICIAL COPY

Dated: May 9 2023

ASSIGNOR:

ARCHWEST FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: Kathy Perez
Name: Kathy Perez
Title: Authorized Signatory

Property of Cook County Clerk's Office

UNOFFICIAL COPY

ACKNOWLEDGMENT

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.

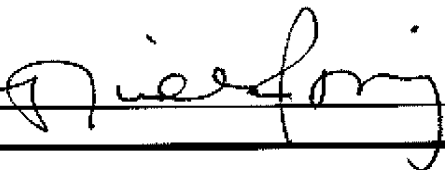
State of California
County of Orange)

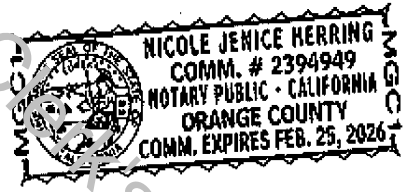
On May 22, 2023 before me, Nicole Jenice Herring, Notary Public
(insert name and title of the officer)

personally appeared Kathy Perez, Authorized Signer
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)



Property of Orange County Office

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF OAK PARK, COUNTY OF COOK, STATE OF IL, AND IS DESCRIBED AS FOLLOWS:
LOT 33 IN F. E. PRAY AND SONS SUBDIVISION OF BLOCK 4 IN GREENDALE, SAID GREENDALE BEING A SUBDIVISION OF THE NORTH 40 ACRES OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 1/2. OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION), IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1018 SOUTH RIDGELAND AVENUE OAK PARK, IL 60304

TAX ID: 16-17-308-008-0000

Property of Cook County Clerk's Office