

# UNOFFICIAL COPY

Doc#: 2321225160 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/31/2023 03:13 PM Pg: 1 of 4

## THIS INSTRUMENT PREPARED BY:

**Jerry Feinstein**  
21625 Prairie Street, Suite 250  
Chatsworth, California 91311

## WHEN RECORDED, RETURN TO:

Churchill Funding I LLC  
1415 Vantage Park Drive, Suite 240  
Charlotte, North Carolina 28203  
Attn: DOCINTAKE

Loan No. CF084714  
Property ID No.: 20-25-325-023-0000

## ASSIGNMENT OF MORTGAGE

For value received, the undersigned, Spreo Capital Manager, LLC, having an address at 21625 Prairie Street, Suite 250, Chatsworth, California 91311 ("Assignor"), hereby grants, assigns and transfers to Churchill Funding I LLC, having an address of 1415 Vantage Park Drive, Suite 240, Charlotte, North Carolina 28203 ("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, and Security Agreement, together with that certain Secured Note in the amount of \$867,000.00, each dated June 23, 2023, executed by MJNT 7830 S EAST END LLC, an Illinois limited liability company ("Borrower"), in favor of Spreo Capital Manager, LLC, which was recorded on 07/19, 20 23, as Instrument Number 2329022021 in the Recorder's Office of the County of Cook, State of Illinois (the "Mortgage"), against:

The real property located in the City of Chicago, 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 7830 South East End Avenue, Chicago, Illinois 60649 (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]

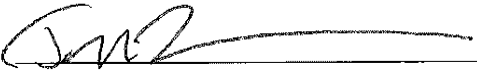
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Dated: June 23, 2023

**ASSIGNOR:**

**SPREO CAPITAL MANAGER, LLC**

By: Spreo Capital Partners, Inc., a California corporation, Manager

By:  \_\_\_\_\_

Jeremy Feinstein, Secretary

Property of Cook County Clerk's Office

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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 )

On June 23, 2023 before me, Erika Rodriguez, Notary Public  
*Date Here Insert Name of the Officer*

Personally Appeared Jeremy Feinstein  
*Name(s) of Signer(s)*

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 *Erika Rodriguez*  
*Signature of Notary Public*

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## EXHIBIT "A"

### LEGAL DESCRIPTION OF PROPERTY

Situated in the County of Cook, State of Illinois, to wit:

Lots 11 and 12 in Block 26 in Southfield, being a subdivision of Blocks 17, 18, 19, 22, 23, 24, 26, 27, 28, 29, 30, 31 and 32 in James Stinson's Subdivision of East Grand Crossing in the Southwest 1/4 of Section 25, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Assessor Parcel Number: 20-25-325-023-0000

Property of Cook County Clerk's Office