

UNOFFICIAL COPY

Doc#: 2324113286 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/29/2023 02:36 PM Pg: 1 of 5

This instrument prepared by and after recording should be returned to:

RFLF 7, LLC
222 West Adams, STE 3150
Chicago, IL 60606
Attention: Kevin Werner

PIN:
28-26-307-043-0000, 32-05-408-005-
0000, 28-35-408-023-0000, and 20-26-
103-008-0000

Common Address:
3708 Cottonwood Court, Hazel Crest, IL
60429
18830 Kings Road, Homewood, IL 60430
3212 Charlemagne Avenue, Hazel Crest,
IL 60429
7125 South Ellis Avenue, Chicago, IL
60619

ASSIGNMENT OF MORTGAGE AND LOAN DOCUMENTS

THIS ASSIGNMENT OF MORTGAGE AND LOAN DOCUMENTS (this "Assignment"), effective as of 4/7/2022, from RFLF 7, LLC, a Delaware Limited Liability Company, whose address is 222 W. Adams Street, Suite 3150, Chicago, Illinois 60606 (the "Assignor"), to Great Lake Funding I Trust, whose address is 60 Livingston Avenue EP-MN-WS3D St. Paul, MN 55107 (the "Assignee").

RECITALS

WHEREAS, ABC TURNKEY PROPERTIES, SERIES D (the "Debtor"), executed that certain MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING, AND SECURITY AGREEMENT (the "Mortgage"), dated as of 2/28/2022, and recorded in Cook County, on 9/7/2022 as Document Number 2225007055 in connection with a loan from Assignor to Debtor, to secure payment of an aggregate amount of \$648,200.00 according to the terms and provisions of that certain promissory Note dated 2/28/2022, in the original principal amount of \$648,200.00 (as amended, supplemented, extended, restated, replaced or otherwise modified from time to time, collectively, the "Note").

UNOFFICIAL COPY

WHEREAS, Assignor and Assignee agreed to vest in Assignee good title to certain loans made or held by Assignor by having Assignor execute and deliver to Assignee in connection with each such loan, an Allonge to Promissory Note and an Assignment of Mortgage and Loan Documents.

WHEREAS, the Note is being endorsed by Assignor to Assignee pursuant to that certain Allonge to Promissory Note dated as of the date hereof, from Assignor.

WHEREAS, Assignor desires to assign to Assignee the Mortgage and all other documents executed by Debtor in connection with the Note (the Mortgage together with all other documents executed by Debtor in connection with the Note, the "Assigned Assets") pursuant to the terms of this Assignment.

NOW THEREFORE, for value received, the sufficiency of which is hereby acknowledged, Assignor hereby assigns unto Assignee the Assigned Assets, together with all sums now owing or that may hereafter become due or owing in respect thereof, and the full benefit of all powers, covenants and provisos therein contained. The Mortgage encumbers that certain property situated in the County of Cook, State of IL, more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD, the Mortgage and the property therein and hereinafter described, unto Assignee forever, subject to the terms and conditions thereof.

Assignor and Assignee intend and agree that any and all interests in, to and under the Assigned Assets have been transferred, sold, conveyed and assigned by Assignor to Assignee pursuant to a true legal sale, and not loans by Assignee to Assignor secured by such Assigned Assets, and that Assignor shall retain no interest in the Assigned Assets. References in this Assignment to the assignment of any and all Assigned Assets shall include, but not be limited to (i) all of the Assignor's rights, if any, in the security securing such Assigned Assets; (ii) all interest, penalties, damages and indemnities, if any, payable by Debtor in connection with such Assigned Assets; and (iii) all rights, remedies and privileges of Assignor to directly collect and enforce payment of such Assigned Assets.

This Assignment and the covenants herein shall inure to the benefit of and extend to and be binding upon the successors and assigns of the respective parties hereto.

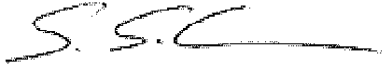
[Signature Page Follows]

UNOFFICIAL COPY

IN WITNESS WHEREOF, this assignment was executed by the undersigned Assignor on this 10th day of August, 2023.

RFLF 7, LLC
a Delaware Limited Liability Company

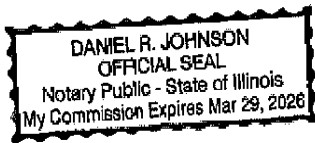
By: RF Renovo Management Company, LLC, its
Manager

By: 
Name: Shlomo Sahadeo
Title: Authorized Agent

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Shlomo Sahadeo**, personally known to me to be an Authorized Agent of **RF Renovo Management Company, LLC**, the Manager of RFLF 7, LLC, whose name is subscribed to the foregoing ASSIGNMENT OF MORTGAGE AND LOAN DOCUMENTS, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 10th day of August, 2023.





Notary Public

[signature page to Assignment of Mortgage]

UNOFFICIAL COPY

EXHIBIT A PROPERTY - LEGAL DESCRIPTION

[Legal Description Attached]

PIN No.: 28-26-307-043-0000, 32-05-408-005-0000, 28-35-408-023-0000,
and 20-26-103-008-0000

Common Address: 3708 Cottonwood Court, Hazel Crest, IL 60429
18830 King's Road, Homewood, IL 60430
3212 Charlemagne Avenue, Hazel Crest, IL 60429
7125 South Ellis Avenue, Chicago, IL 60619

UNOFFICIAL COPY

EXHIBIT "A" LEGAL PROPERTY DESCRIPTION

Parcel 1:

LOT 40 IN BLOCK 1 IN APPLE TREE OF HAZEL CREST, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 21, 1970, AS DOCUMENT NUMBER 21244460, IN COOK COUNTY, ILLINOIS.

CKA: 3708 Cottonwood Court, Hazel Crest, IL 60429

PIN: 28-26-307-043-0000

Parcel 2:

LOT 5 IN BLOCK 2 IN HOMEWOOD TERRACE UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 18, 1961 AS DOCUMENT NUMBER 1968782.

CKA: 18830 Kings Road, Homewood, IL 60430

PIN: 32-05-408-005-0000

Parcel 3:

LOT 83 IN CHATEAUX CAMPAGNE SUBDIVISION UNIT NO. S-1, BEING PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 25, 1970 AS DOCUMENT NUMBER 2509147.

CKA: 3212 Charlemagne Avenue, Hazel Crest, IL 60429

PIN: 28-35-408-023-0000

Parcel 4:

LOT 37 (EXCEPT THAT PART OF LOT 37 COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 37, 14 FEET 7 INCHES EAST OF THE WEST LINE THEREOF; RUNNING THENCE NORTH 1 1/2 INCHES; THENCE EAST A DISTANCE OF 26 FEET TO A POINT 1 INCH NORTH OF SAID SOUTH LINE; THENCE SOUTH A DISTANCE OF 1 INCH TO THE SOUTH LINE; THENCE WEST ALONG SAID SOUTH LINE TO PLACE OF BEGINNING) IN BLOCK 4 IN CORNELL, A SUBDIVISION IN SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO ALL OF THAT PART OF LOT 38 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 38, 14 FEET, 8 INCHES EAST OF THE WEST LINE THEREOF; RUNNING THENCE NORTH A DISTANCE OF 3/4 INCHES; THENCE EASTERLY A DISTANCE OF 26 FEET TO POINT 1 1/4 INCHES NORTH OF THE SOUTH LINE OF SAID LOT 38; THENCE WESTERLY ALONG SAID SOUTH LINE TO PLACE OF BEGINNING IN BLOCK 4 IN CORNELL, A SUBDIVISION IN SECTION 26, TOWNSHIP 38 NORTH NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

CKA: 7125 South Ellis Avenue, Chicago, IL 60619

PIN: 20-26-103-008-0000

Commonly known as: 3708 Cottonwood Court, Hazel Crest / 18830 Kings Road, Homewood, IL / 3212 Charlemagne Avenue, Hazel Crest, IL / 7125 South Ellis Avenue, Chicago, IL, Hazel Crest, IL 60429

PIN(S):

28-26-307-043-0000

32-05-408-005-0000

28-35-408-023-0000

20-26-103-008-0000