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Karen A. Yarbrough
Cook County Clerk
Date: 10/05/2023 09:13 AM Pg: 1 of 4

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Prepared By - Return to:
Erin Schanzer
Commercial Lender LLC
PO Box 3201
Vernon, CT 06066

120871

Assessor's Parcel No.:
20-32-226-029-0000

.....Space Above Line for Recorder's Use.....



ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, the undersigned **Commercial Lender LLC** (the "Assignor"), a Delaware limited liability company, having an address of PO Box 3201, Vernon, CT 06066 , does hereby GRANT, SELL, ASSIGN, TRANSFER, AND CONVEY unto **Toorak Capital Partners, LLC** (the "Assignee"), a Delaware limited liability company, having a principal place of business of 15 Maple St., Second Floor West, Summit, NJ 07901, all of its right, title, and interest in and to a certain **Mortgage, Assignment of Rents and Security Agreement**, dated July 20, 2023, executed by FLIPPING ENTERPRISE LLC, an Illinois limited liability company, as mortgagor, in favor of Commercial Lender LLC, as mortgagee, which was recorded as 006 2322 808 640 on 8/16/2023 in the records of the Recorder of Deeds of Cook County, Illinois, securing payment of **\$162,750.00**, and encumbering the real property and improvements commonly known as **8240 S Morgan St, Chicago, IL 60620**, as more particularly described in SCHEDULE 1, attached.

Together with the obligations therein described and the money due and to become due thereon with interest, and all rights accrued or to accrue under the said security instrument.

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TO HAVE AND TO HOLD the same unto the Assignee, and its successor and assigns, forever, subject only to the terms and conditions of the above-described security instrument.

The security instrument assigned hereby has not been further assigned except as set forth herein.

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SCHEDULE 1
PROPERTY DESCRIPTION

LOT 12 IN BLOCK 3 IN HOMELAND HEIGHTS SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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