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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

READY CAPITAL MORTGAGE DEPOSITOR VII, LLC, a Delaware limited liability
1251 Avenue of the Americas, 50th Floor company
New York, New York 10020 (Assignor)

to

READY CAPITAL MORTGAGE FINANCING 2022-FL9, LLC, a Delaware limited
1251 Avenue of the Americas, liability company
50th Floor (Assignee)
New York, New York 10020

Dated: As of June 30, 2022

Property Location: 663 W. Grace Street
Chicago, Illinois 60613
County: Cook County

DOCUMENT PREPARED BY AND
WHEN RECORDED, RETURN TO:

ReadyCap Commercial, LLC
Attn: Melissa Perez
1320 Greenway Drive, Suite 560
Irving, TX 75038

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

READY CAPITAL MORTGAGE DEPOSITOR VII, LLC, a Delaware limited liability company ("*Assignor*"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to **READY CAPITAL MORTGAGE FINANCING 2022-FL9, LLC**, a Delaware limited liability company, having an address at 1251 Avenue of the Americas, 50th Floor, New York, New York 10020, their successors, participants and assigns (collectively "*Assignee*"), all right, title and interest of Assignor in and to that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, by **GRACE STREET APARTMENTS LLC**, an Illinois limited liability company ("*Borrower*"), to **READYCAP COMMERCIAL, LLC**, a Delaware limited liability company ("*Original Lender*"), dated April 6, 2021, and recorded in the Cook County, Illinois ("*Official Records*") on June 7, 2021, as document number 2115847001; as the same was assigned by Original Lender to **READY CAPITAL SUBSIDIARY REIT I, LLC**, a Delaware limited liability company ("*Initial Assignee*"), pursuant to that certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of April 6, 2021 and recorded in the Official Records on June 7, 2021, as document number 2115847005; as the same was assigned by Initial Assignee to **READY CAPITAL SUBSIDIARY REIT II, LLC**, a Delaware limited liability company ("*Second Assignee*"), pursuant to that certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of June 30, 2022 and recorded in the Official Records on March 21, 2023, as document number 2308025062; as the same was assigned by Second Assignee to Assignor pursuant to that certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of June 30, 2022 and recorded in the Official Records on April 11, 2023, as document number 2310113330 (as the same have heretofore been amended, modified, restated, supplemented, assigned, renewed or extended), 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 thereon described, the debt and claims secured thereby and all sums of money due and to become due thereon, with interest provided for therein, and 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 this Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing unto Assignee and to the successors and assigns of Assignee forever.

[SIGNATURE ON THE FOLLOWING PAGE]

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EXHIBIT A

Description of the Property

LOTS 1, 2, AND 3 IN P.N. KOHLSAAT'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 1, 2, 3, 12, 13, AND 14 IN BLOCK 6 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND ALSO LOTS 33 TO 37 IN PINE GROVE IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office