

UNOFFICIAL COPY

Record and Return To:

Velocity Commercial Capital
30699 Russell Ranch Rd Suite 295
Ste 295
Westlake Village, CA 91362

Doc#: 2402413056 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2024 10:13 AM Pg: 1 of 3

This Instrument Prepared By:

**Velocity Commercial Capital, LLC, a
California Limited Liability Company**
Velocity Commercial Capital
30699 Russell Ranch Rd Suite 295
Ste 295
Westlake Village, CA 91362
(818)532-3705
Loan #: 6723158637

ASSIGNMENT OF Commercial Mortgage, Security Agreement and Assignment of Leases and Rents

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **Asset Based Capital, Inc. 505 Northern Blvd #200, Great Neck, NY 11021**, By these presents does convey, assign, transfer and set over to: **Velocity Commercial Capital, LLC, a California Limited Liability Company, 30699 Russell Ranch Rd Ste 295, Westlake Village, California 91362**, The Mortgage described therein with all interest, all liens, and any rights due or to become due thereon. Said Mortgage is recorded in the **Cook County, IL** Records.

Original Mortgagor: **Supreme Clientele Management Corp**

Original Mortgagee: **Asset Based Capital, Inc.**

Dated: **10/12/2023** Recorded: **10/18/2023** Instrument: **2329133485** in **Cook County, IL**


Property Address: **1947 Division Street, Chicago Heights, IL 60411**

Parcel Tax ID: **32-30-213-040-0000**

Legal: **legal description attached**

Date: **01/22/2024**.

**Asset Based Capital, Inc. by Its Attorney in Fact
Velocity Commercial Capital, LLC, a California
Limited Liability Company**

By: 

Name: **Jeff Taylor**

Title: **EVP, Capital Markets**

Power of Attorney previously recorded on **02/24/2023**, as
Instrument No. **2305541136**, in **Cook County, IL**.

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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** } s.s.

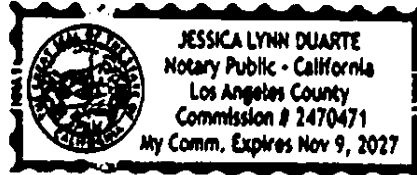
On **01/22/2024**, before me, **Jessica Lynn Duarte**, Notary Public, personally appeared **Jeff Taylor**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

J Duarte

Notary Public: **Jessica Lynn Duarte**
My Commission Expires: **11/09/2027**
Commission #: **2470471**



Property of Cook County Clerk's Office

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Legal Description

Lot 40 in Block 9 in Beacon Hill, a Subdivision of part of Sections 19, 20, and Sections 30, in Township 35 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Property Address:
1947 Division St
Chicago Heights, IL 60411

Pin: 32-30-213-040-0000

Property of Cook County Clerk's Office