

# UNOFFICIAL COPY

**Record and Return To:**

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

Doc#: 2403633283 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/05/2024 02:15 PM 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

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**ASSIGNMENT OF Commercial Mortgage, Security Agreement and Assignment of Leases and Rents**  
For good and valuable consideration, the sufficiency of which is hereby acknowledged, **Velocity Commercial Capital, LLC, a California Limited Liability Company 30699 Russell Ranch Rd Ste 295, Westlake Village, California 91362**, By these presents does convey, assign, transfer and set over to: **U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-1, 190 South LaSalle Street, 7th Floor Chicago, IL 60603**, 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: **10/12/2023** 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: **02/05/2024.**

**Velocity Commercial Capital, LLC, a California  
Limited Liability Company**

By: 

Name: **Jeff Taylor**  
Title: **EVP, Capital Markets**

PROPOSED COPY  
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** } s.s.

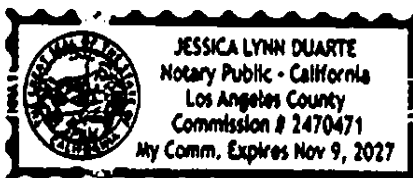
On **02/05/2024**, before me, **Jessica Lynn Duarte**, Notary Public, personally appeared **Jeff Taylor**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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**



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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