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Record and Return To:

Velocity Commercial Capital, LLC, a
California Limited Liability Company
30699 Russell Ranch Rd
Ste 295
Westlake Village, California 91362

Doc#: 2407302039 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/13/2024 9:31 AM Pg: 1 of 3

This Instrument Prepared By:

**Velocity Commercial Capital, LLC, a
California Limited Liability Company**
Velocity Commercial Capital, LLC, a
California Limited Liability Company
30699 Russell Ranch Rd
Ste 295
Westlake Village, California 91362
(818)532-3705
Loan #: 6723154522

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: **Rosaura Rivera**

Original Mortgagee: **Velocity Commercial Capital, LLC, a California Limited Liability Company**

Dated: **11/20/2023** Recorded: **11/22/2023** Instrument: **2332635078** in **Cook County, IL**

Property Address: **2049 West 21st Street, Chicago, IL 60608**

Parcel Tax ID: **17-19-321-004-0000**

Legal: **legal description attached**

Together with the note(s) and obligations therein described or referred to, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said document referenced above.

Date: **03/08/2024**.

Velocity Commercial Capital, LLC, a California Limited Liability Company

By: 

Name: **Jeff Taylor**

Title: **EVP, Capital Markets**

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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.

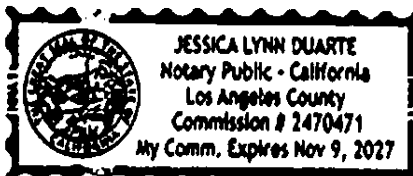
On **03/08/2024**, before me, **Jessica Lynn Duarte**, Notary Public, personally appeared **Jeff Taylor**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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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EXHIBIT "A" Property Description

Closing Date: November 20, 2023

Borrower(s): Rosaura Rivera

Property Address: 2049 West 21st Street, Chicago, IL 60608

PROPERTY DESCRIPTION:

LOT 20 IN HYMAN AND PETERS SUBDIVISION OF BLOCK 60 IN THE SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-19-321-004-0000