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Doc#: 2408624198 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/26/2024 4:13 PM Pg: 1 of 3

THIS DOCUMENT WAS PREPARED BY:

FTF Lending LLC,
A Delaware Limited Liability Company
1300 E. 9th St., Suite 800
Cleveland, Ohio 44114
(646) 895-6090
Preparer: Sarah Wheeler

UPON RECORDATION, PLEASE RETURN TO:

FTF Lending LLC,
A Delaware Limited Liability Company
1300 E. 9th St., Suite 800
Cleveland, Ohio 44114
(646) 895-6090

ADDRESS: 5007 W Berteau Ave, Chicago, IL, 60641

COUNTY: Cook

LOAN ID: FTF_67775

Parcel ID 13-16-418-004-0000

**ASSIGNMENT OF
MORTGAGE/DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING AND
SECURITY AGREEMENT**

FTF LENDING, LLC, a Delaware limited liability company (the "Assignor"), having an address of 1300 E. 9th St., Suite 800, Cleveland, Ohio 44114, for value received, hereby sells, transfers, assigns, and conveys to IBI SBL INVESTMENT LP, a(n) Delaware Limited Partnership (the "Assignee"), 271 Centerville Road, Wilmington DE 19808, without recourse or warranty, express or implied, all of Assignor's right, title, and interest in that certain:

Mortgage/Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement (the "Mortgage") dated 11/30/2022, executed by EMCEE LIST INC., a(n) California Corporation, delivered to FTF Lending, LLC, a Delaware limited liability company, and recorded in the County of Cook, State of IL, on 12/12/2022 in Instrument # 2244641008, Book # _____, Page # _____. The Mortgage refers to that certain lot, tract, parcel, or piece of ground described on Exhibit A attached hereto (the "Property") and secures a certain commercial loan in the original principal amount of \$289,000.00.

This Assignment is made without recourse and without representation or warranty, express, implied, or by operation of law, of any kind and nature whatsoever by the Assignor.

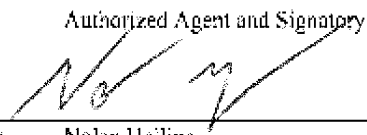
IN WITNESS WHEREOF, the Assignor, by and through Assignor's authorized signatory, has executed this Assignment with an effective date of 03/06/2024.

[END OF PAGE – SIGNATURES TO FOLLOW]

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ASSIGNOR:
FTF LENDING, LLC,
a Delaware limited liability company

By: Nolan Helline
Its: Authorized Agent and Signatory



By: Nolan Helline
Its: Capital Markets Financial Analyst

ACKNOWLEDGEMENT

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

Before me, a Notary Public in and for said State, personally appeared the Assignor, FTF Lending, LLC, a Delaware limited liability company, by and through its Authorized Agent and Signatory, Nolan Helline, Capital Markets Financial Analyst, who proved to me through satisfactory evidence of identification, which was [check one]: ___ photo identification; ___ credible witness; or personal knowledge, to be the Assignor whose name is signed on this Instrument, who acknowledged to me that the Assignor signed this Instrument as the Assignor's free and voluntary act(s) and deed(s) for the use(s) and purpose(s) mentioned in this Instrument, and who on oath stated that Nolan Helline, Capital Markets Financial Analyst is authorized to execute this Instrument and in fact executed this Instrument on behalf of FTF Lending, LLC, an Delaware limited liability company, in its capacity as Authorized Agent and Signatory of the Assignor. In testimony whereof, I have hereunto set my hand and official seal in Cleveland, Ohio on this 14 day of March, 2024.

[NOTARIAL SEAL]


Notary Public
State of Ohio



CHRISTINE MARIE MALEK
Notary Public
State of Ohio
My Comm. Expires
August 8, 2027

Notary Public's Office

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EXHIBIT A

LEGAL DESCRIPTION

LOT 65 IN A.W. DICKINSON'S SUBDIVISION OF THAT PART OF MILWAUKEE AVENUE OF LOT 11 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST QUARTER OF SAID LOT 11 AND EXCEPT TRACTS CONVEYED TO CLARA S. LOWELL) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office