

# UNOFFICIAL COPY

Doc#: 2410202252 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/11/2024 1:17 PM Pg: 1 of 4

## THIS INSTRUMENT PREPARED BY:

**Matt Longwell**  
2625 East 14th Street, Suite 209  
Brooklyn, New York 11235

## WHEN RECORDED, RETURN TO:

BPL Mortgage Trust, LLC  
1801 S. Meyers Road, Suite 400  
Oakbrook Terrace, Illinois 60181

Loan No. 807532  
Property ID No.: 25-01-126-041-0060

TCE-352479-IL

## ASSIGNMENT OF MORTGAGE

For value received, the undersigned, Express Capital Financing, having an address at 2625 East 14th Street, Suite 209, Brooklyn, New York 11235 ("Assignor"), hereby grants, assigns and transfers to Constructive Loans, LLC, having an address of 1801 S. Meyers Road, Suite 400, Oakbrook Terrace, Illinois 60181 ("Assignee"), all of the undersigned's rights, title and interest due or to become due in and to that certain Mortgage, Assignment of Leases and Fees, Fixture Filing, and Security Agreement, together with that certain Secured Note in the amount of \$126,000.00, each dated February 28, 2024, executed by Katch Management Services LLC, an Illinois limited liability company ("Borrower"), in favor of Express Capital Financing, recording (the "Mortgage"), against:

### MTG REC ON 3/8/2024 INST 2406822305

The real property located in the City of Chicago, County of Cook, State of Illinois, described as follows:

SEE EXHIBIT "A," ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF,  
commonly known as 9039 S Cornell Ave, Chicago, Illinois 60617 (the "Mortgaged Property");

Together with all of Assignor's rights, title and interest in and to the Secured Note therein described or referred to, the money due and to become due with interest, and all rights to accrue under said Mortgage, and all Loan Documents (as defined in the Loan Agreement) executed concurrently therewith.

The undersigned Assignor has independently and contemporaneously executed that certain Allonge to Secured Note assigning and transferring to Assignee, all of the Assignor's right, title and interest in and to the Secured Note which is secured by the Mortgage.

[SIGNATURES FOLLOW]

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Dated: February 28, 2024

**ASSIGNOR:**

**EXPRESS CAPITAL FINANCING**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Property of 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 New York )

County of Kings )

On February 28, 2024 before me, Jack Aosi, Notary Public  
*Date Here Insert Name of the Officer*

Personally Appeared David Chesa  
*Name(s) of Signer(s)*

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 New York that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] [Signature]  
*Signature of Notary Public*

**JACK YAOSI**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01A00005697  
Qualified in King County  
Commission Expires April 17, 2027

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## EXHIBIT "A"

### LEGAL DESCRIPTION OF PROPERTY

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

LOT 59 (EXCEPT THE SOUTH 16 FEET THEREOF) AND THE SOUTH 18 FEET OF LOT 60 IN RUSSELL'S SUBDIVISION OF LOTS 12 TO 16 BOTH INCLUSIVE IN OWNERS PARTITION OF THE WEST 1/2 ON THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL TAXES FOR 2022 AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, IF ANY.

DEED TYPE: WARRANTY DEED BETWEEN ANDREW JOHNSON, JR., DENNIS ELZIE, JANET GROGAN, AND BERNITA VENTRESS, GRANTOR(S), AND KATCH MANAGEMENT SERVICES LLC, GRANTEE(S), DATED: 10/18/2022, RECORDED DATE: 03/14/2023 IN INSTRUMENT NO. 2307346330.  
CONSIDERATION: \$165,000.00

DEED TYPE: QUIT CLAIM DEED BETWEEN THE HEIRS OF ANDREW JOHNSON, GRANTOR(S), AND ANDREW JOHNSON, JR., DENNIS ELZIE, JANET GROGAN AND BERNITA VENTRESS, GRANTEE(S), DATED: 05/29/2020, RECORDED DATE: 01/27/2021 IN INSTRUMENT NO. 2102734358.  
CONSIDERATION: \$10.00

PLEASE NOTE: SCRIVENER'S AFFIDAVIT WAS RECORDED ON 03/14/2023, IN INSTRUMENT NO. 2307346329, TO CORRECT THE LEGAL DESCRIPTION IN QUIT CLAIM DEED RECORDED 01/27/2021 IN INSTRUMENT NO. 2102734358 WHICH IS ATTACHED WITH THIS DOCUMENT.

PARCEL ID: 25-01-126-041-0000

#### NOTE:

ACCORDING TO THE PUBLIC RECORDS, THERE HAVE BEEN NO DEEDS CONVEYING THE LAND DESCRIBED HEREIN WITHIN A PERIOD OF TWENTY FOUR (24) MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS:

- A DEED BETWEEN ANDREW JOHNSON, JR., DENNIS ELZIE, JANET GROGAN, AND BERNITA VENTRESS, GRANTOR(S), AND KATCH MANAGEMENT SERVICES LLC, GRANTEE(S) RECORDED 03/14/2023 IN INSTRUMENT NO. 2307346330 OF OFFICIAL RECORDS IN COOK COUNTY.