

# UNOFFICIAL COPY

**Record and Return To:**

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

Doc#: 2411320274 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 4/22/2024 1:38 PM Pg: 1 of 3

**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 #: **6723165994**

**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 2024-2, 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: **Theodore R. Browning**

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

Dated: **12/22/2023** Recorded: **12/27/2023** Instrument: **233611091** in Cook County, IL Loan Amount: **\$213,750.00**

Property Address: **933 West 115th Place , Chicago, IL 60643 ; 941 West 115th Place , Chicago, IL 60643 ; 956 West 115th Place, Chicago, IL 60643**

Parcel Tax ID: **25-20-424-025-0000 ; 25-20-424-022-0000 ; 25-20-404-060-0000**

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: **04/22/2024**.

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

By: 

Name: **Jeff Taylor**

Title: **EVP, Capital Markets**

# UNOFFICIAL COPY

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.

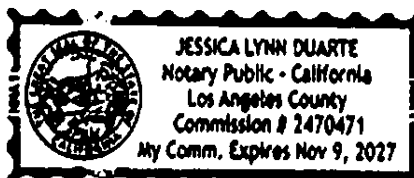
On **04/22/2024**, before me, **Jessica Lynn Duarte**, Notary Public, personally appeared **Jeff Taylor**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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

# UNOFFICIAL COPY



CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 23GSA516033OP

For APN/Parcel ID(s): 25-20-424-025-0000, 25-20-424-022-0000 and 25-20-404-060-0000

---

PARCEL 1:

LOT 26 (EXCEPT THE WEST 67.0 FEET THEREOF AND ALSO EXCEPT THAT PART LYING SOUTHERLY OF A LINE DRAWN FROM THE SOUTH WEST CORNER OF SAID LOT 26 TO A POINT ON THE NORTHEASTERLY LINE OF LOT 26, SAID POINT BEING 42.52 FEET NORTHWESTERLY OF THE NORTHEASTERLY CORNER THEREOF) (EXCEPT FROM SAID TRACT THE WEST 28.34 FEET THEREOF) IN MAPLE PARK COURT, BEING A RESUBDIVISION OF PART OF STANLEY MATTHEWS SUBDIVISION IN THE WEST HALF OF THE SOUTH EAST QUARTER ALSO PART OF CHYTRAUS AND DENEEN'S ADDITION TO WEST PULLMAN IN THE EAST HALF OF THE SOUTH EAST QUARTER TOGETHER WITH VACATED STREETS AND ALLEYS ALL IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

For APN/Parcel ID(s): 25-20-424-022-0000

---

PARCEL 2:

THE EAST 57.0 FEET OF THE WEST 67.0 FEET OF LOT 26 TAKEN AS A TRACT (EXCEPT FROM SAID TRACT THE EAST 28.53 FEET THEREOF) IN MAPLE PARK COURT BEING A RESUBDIVISION OF PART OF STANLEY MATHEW'S SUBDIVISION IN THE WEST 1/2 OF THE SOUTH EAST 1/4 ALSO PART OF CHYTRAUS AND DENEEN'S ADDITION TO WEST PULLMAN IN THE EAST 1/2 OF THE SOUTH EAST 1/4 TOGETHER WITH VACATED STREETS AND ALLEYS, ALL IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

For APN/Parcel ID(s): 25-20-404-060-0000

---

PARCEL 3:

THE WEST 29.04 FEET OF THE EAST 145.04 FEET OF LOT 1 IN MAPLE PARK COURT, BEING A RESUBDIVISION OF PART OF STANLEY MATHEW'S SUBDIVISION IN THE WEST 1/2 OF THE SOUTH EAST 1/4 ALSO PART OF CHYTRAUS AND DENEEN'S ADDITION TO WEST PULLMAN IN THE EAST 1/2 OF THE SOUTH EAST 1/4 TOGETHER WITH VACATED STREETS AND ALLEYS ALL IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS