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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#: 2411320275 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/22/2024 1:39 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 #: **6723166158**

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: **Eclipse Associates LLC**

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

Dated: **12/12/2023** Recorded: **12/15/2023** Instrument: **2334746001** in **Cook County, IL** Loan Amount: **\$171,300.00**

Property Address: **342 East 107th Street, Chicago, IL 60628**

Parcel Tax ID: **25-15-129-047**

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**

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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.

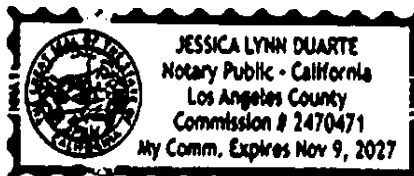
On **04/22/2024**, before me, **Jessica Lynn Duarte**, Notary Public, personally appeared **Jeff Taylor**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their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



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EXHIBIT "A"
Property Description

Order No.: 23GNW720470SK

For APN/Parcel ID(s): 25-15-129-047

LOTS 2111 AND 2112 IN F.H. BARTLETT'S GREATER CHICAGO SUBDIVISION NO. 5 BEING A SUBDIVISION OF THAT PART LYING WEST OF THE RIGHT OF WAY OF ILLINOIS CENTRAL RAILROAD OF THE EAST 3/4 OF THE SOUTH 1/2 OF THE NORTH 1/2 AND THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office