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Doc#: 2412420233 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/3/2024 11:22 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED BY:

Danielle Roberts
2101 E. El Segundo Blvd., Suite 203
El Segundo, California 90245

WHEN RECORDED, RETURN TO:

CV3 Financial Services, LLC
2101 East El Segundo Blvd. Ste #203,
El Segundo, CA 90245

Loan No. 7793883
Property ID No.: 15-10-310-014-0000

ASSIGNMENT OF MORTGAGE

For value received, the undersigned, CV3 Financial Services, LLC, a Delaware Limited Liability Company (CFL License No. 60DBO-183355), having an address at 2101 E. El Segundo Blvd., Suite 203, El Segundo, California 90245 ("Assignor"), hereby grants, assigns and transfers to CV3 Alpha Trust, a Delaware statutory trust, having an address of 2101 East El Segundo Blvd. Ste #203, El Segundo, CA 90245 ("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 Rents, and Security Agreement, together with that certain Secured Note in the amount of \$250,500.00, each dated February 7, 2024, executed by Leap Properties Inc., an Illinois corporation ("Borrower"), in favor of CV3 Financial Services, LLC, a Delaware limited liability company, which was recorded on February 9th, 2024, as Instrument Number 2404006067 in the Recorder's Office of the County of Cook, State of Illinois (the "Mortgage"), against:

The real property located in the City of Bellwood, 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 524 22nd Ave, Bellwood, Illinois 60104 (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.

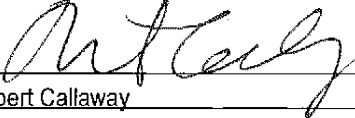
[SIGNATURES FOLLOW]

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Dated: 02/08/2024

ASSIGNOR:

CV3 FINANCIAL SERVICES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: 
Name: Robert Callaway
Title: Chief Financial Officer

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 California)

County of Los Angeles)

On 02/08/2024 before me, Brenda Fernandez, Notary Public
Date Here Insert Name of the Officer

Personally Appeared Robert Callaway
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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *[Handwritten Signature]*
Signature of Notary Public

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EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

THE SOUTH 1/2 OF LOT 3 IN BLOCK 10 IN WILLIAM B. WALRATH'S SUBDIVISION OF PART OF THE WEST 17 CHAINS 2 LINKS OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1910 BOOK 108 OF PLATS PAGE 25 AS DOCUMENT 4643766, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office