Doc#. 2415020007 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 5/29/2024 9:05 AM Pg: 1 of 6

THE SPACE ABOVE THIS LINE 1.3 RESERVED FOR THE RECORDER'S USE

ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, AE. SECURITY AGREEMENT AND FIXTURE FILING

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO: ReadyCap Commercial, LLC Attn: Trailing Docs 1320 Greenway Drive, Suite 560 Irving, TX 75038

ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

READY CAPITAL MORTGAGE DEPOSITOR IX, LLC, a Delaware limited liability company
(Assignor)

to

READY CAPITAL MORTGAGE FINANCING 2023-FL11, LLC, a Delaware limited liability company
(Assignee)

Dated: As of February 7, 20:13

Property Location: 6336 West [se]mont

Chicago, Illinois 60641
Cook County

BY AND
TO:

County: Cook County

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:

ReadyCap Commercial, LLC Attn: Melissa Perez 1320 Greenway Drive, Suite 560 Irving, TX 75038

Permanent Index No.: 13-20-328-012-0000

13-20-328-013-0000 13-20-328-014-0000

ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

READY CAPITAL MORTGAGE DEPOSITOR IX, LLC, a Delaware limited liability company ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to READY CAPITAL MORTGAGE FINANCING 2023-FL11, LLC, a Delaware limited liability company, having an address at 1251 Avenue of the Americas, 50th Floor, New York, New York 10020, their successors, participants and assigns (collectively "Assignee"), all right, title and interest of Assignor in and to that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, by MB NARRAGANSETT, LLC, an Illinois limited liability company ("Borrower"), to READYCAP COMMERCIAL, LLC, a Delaware limited liability company ("Origin of Lender"), dated as of April 7, 2022, and recorded in the Official Records of Cook County, Illinois ("Official Records") on April 19, 2022, as document number 2210907195; as the same was assigned by Original Lender to READYCAP WAREHOUSE FINANCING LLC, a Delaware limited liability company ("Initial Assignee"), pursuant to that certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of April 7, 2022 and recorded in the Official Records on April 19, 2022, as document number 2210907197; as the same was assigned by Initial Assignee to READY CAPITAL MORTGAGE DEPOSITOR II, LLC, a Delaware limited liability company ("Second Assignee"), pursuant to that certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Fitting, dated as of December 6, 2022 and recorded in the Official Records on January 19, 2023, as document number 230191004; as the same was assigned by Second Assignee to READY CAPITAL SUIS DIARY REIT II, LLC, a Delaware limited liability company ("Third Assignee"), pursuant to that certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of February 7, 2023 and recorded in the Official Records on April 4, 2023, as document number 2309429128; as the same was assigned by Third Assignee to Assignor purs ant to that certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of February 7, 2023 and recorded in the Official Records on April 13, 2023, as document number 2310306212 (as the same have heretofore been amended, modified, restated, supplemented, assigned, renewed or extended), and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

Together with any and all notes and obligations therein described, the debt and claims secured thereby and all sums of money due and to become due thereon, with interest provided for therein, and hereby irrevocably appoints Assignee hereunder its attorney to collect and receive such debt, and to foreclose, enforce and satisfy the foregoing the same as it might or could have done were these presents not executed, but at the cost and expense of Assignee.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

TO HAVE AND TO HOLD this Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing unto Assignee and to the successors and assigns of Assignee forever.

SIGNATURE ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, Assignor has caused this instrument to be executed by its duly authorized officer on the day and year first above written.

ASSIGNOR:

READY CAPITAL MORTGAGE DEPOSITOR IX, LLC,

a Delaware limited liability company

By: _

Name:

Title:

Gary Taylor Authorized Person

ACKNOWLEDGMĚNT

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 JERSEY)
) ss.:
COUNTY OF UNION)

On the day in January, the year 2023 before me personally appeared <u>Gary Taylor</u>, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument,

Notary Public

RONALD BERTRAND
COMMISSION # 50049797
NOTARY PUBLIC-NEW JERSEY
Comm Expires Nov. 16, 2026

EXHIBIT A

Description of the Property

LOTS 99 AND 100 IN CHARLES BOOTH'S BELMONT AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH 10 ACRES OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

