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TITLE(S)

**ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS,
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

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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, 2023

Property Location: 6336 West Belmont
Chicago, Illinois 60641

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

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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 ("*Original 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 Filing, 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 SUBSIDIARY 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 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 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.

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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

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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.

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