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**TITLE(S)**

**ASSIGNMENT OF LEASEHOLD 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  
200 Connell Drive, Suite 4000  
Berkeley Heights, NJ 07922

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**DOCUMENT PREPARED BY, RECORDING  
REQUESTED BY,  
AND WHEN RECORDED  
RETURN TO:**

ReadyCap Commercial, LLC  
Attn: Melissa Perez  
200 Connell Drive, Suite 4000  
Berkeley Heights, NJ 07922

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**Space Above This Line for Recorder's Use**

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

**SUTHERLAND ASSET I-AT2, LLC,**  
a Delaware limited liability company  
(Assignor)  
to

**BRMK LENDING SPE AT2, LLC,**  
a Delaware limited liability company  
(Assignee)

Dated as of March 27, 2024.

**Property Location:** 55 East Jackson Blvd., Chicago, Illinois

**PIN:** 17-15-107-017-0000

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

SUTHERLAND ASSET I-AT2, 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 **BRMK LENDING SPE AT2, LLC**, a Delaware limited liability company, its successors, participants and assigns (collectively "**Assignee**"), all right, title and interest of Assignor in and to that certain Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, by **55 JACKSON ACQUISITION LLC**, a Delaware limited liability company ("**Borrower**"), in favor of **READYCAP COMMERCIAL, LLC**, a Delaware limited liability company d/b/a Ready Capital Structured Finance ("**Original Lender**"), dated August 2, 2019, and recorded in the Cook County Recorder of Deeds ("**Official Records**"), on August 5, 2019 as document number 1921706213, as the same was assigned by Original Lender to **READYCAP WAREHOUSE FINANCING LLC**, a Delaware limited liability company, pursuant to that certain Assignment of Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated August 2, 2019, and recorded on August 5, 2019 in the Official Records as document number 1921706216; as the same was assigned by **READYCAP WAREHOUSE FINANCING LLC**, a Delaware limited liability company, to **READY CAPITAL MORTGAGE DEPOSITOR II, LLC**, a Delaware limited liability company pursuant to that certain Assignment of Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated December 1, 2019, and recorded on August 3, 2020 in the Official Records as document number 2021616041; as the same was assigned by **READY CAPITAL MORTGAGE DEPOSITOR II, LLC**, a Delaware limited liability company, to **READY CAPITAL SUBSIDIARY REIT I, LLC**, a Delaware limited liability company, pursuant to that certain Assignment of Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated June 30, 2020, and recorded on October 8, 2020 in the Official Records as document number 2028222185 as the same was assigned by **READY CAPITAL SUBSIDIARY REIT I, LLC**, a Delaware limited liability company, to **READY CAPITAL MORTGAGE DEPOSITOR V, LLC** pursuant to that certain Assignment of Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated June 30, 2020, and recorded on October 13, 2020 in the Official Records as document number 2028517373; as the same was assigned by **READY CAPITAL MORTGAGE DEPOSITOR V, LLC**, a Delaware limited liability company, to **READY CAPITAL MORTGAGE FINANCING 2020-FL4, LLC**, a Delaware limited liability company, pursuant to that certain Assignment of Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated June 30, 2020, and recorded on October 14, 2020 in the Official Records as document number 2028807604; as the same was assigned by **READY CAPITAL MORTGAGE FINANCING 2020-FL4, LLC**, a Delaware limited liability company to Assignor, pursuant to that certain Assignment of Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated June 23, 2023, and recorded on July 27, 2023 in the Official Records as document number 2320813180 (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

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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 Leasehold 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**

Property of Cook County Clerk's Office

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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:**

**SUTHERLAND ASSET I-AT2, LLC,**  
a Delaware limited liability company

By: *Melissa Perez*  
Name: Melissa Perez  
Title: Authorized Person

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**ACKNOWLEDGMENT**

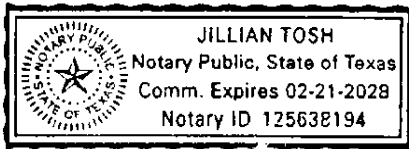
State of TEXAS

ss.

County of DALLAS

On March 24, 2024, before me, Jillian Tosh, a Notary Public in and for said County and State, personally appeared Melissa Perez, personally known to me or proved 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.

WITNESS my hand and official seal.



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## EXHIBIT A

### Description of the Property

Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

**PARCEL 1:**

LOTS 1, 2, 3, AND 4, INCLUSIVE IN ASSESSOR'S DIVISION OF LOTS 2 AND 3 OF BLOCK 8 IN THE NORTHWEST 1/4 OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOTS 5, 6 AND 7, INCLUSIVE, IN ASSESSOR'S DIVISION OF LOTS 2 AND 3 OF BLOCK 8 IN THE NORTHWEST 1/4 OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

LOT 8 OF ASSESSOR'S DIVISION OF LOTS 2 AND 3 OF BLOCK 8 IN THE NORTHWEST 1/4 OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3 CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED NOVEMBER 2, 1977 AND RECORDED NOVEMBER 4, 1977 AS DOCUMENT 27130486 MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1070932 TO CONTINENTAL CASUALTY COMPANY AND CONTINENTAL ASSURANCE COMPANY, AS AMENDED BY FIRST AMENDED TO RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED MAY 20, 2003 AS DOCUMENT 0314042024 OVER PORTIONS OF LOTS 1 AND 4 IN BLOCK 8 OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DESCRIBED THEREIN.

**PARCEL 5:**

EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 CREATED BY EASEMENT AGREEMENT DATED MAY 14, 2003 AND RECORDED MAY 20, 2003 AS DOCUMENT 0314042017 MADE BY CONTINENTAL ASSURANCE COMPANY TO 55 E. JACKSON LLC AS DESCRIBED THEREIN.

**PARCEL 6;**

EASEMENTS OR THE BENEFIT OF PARCELS 1, 2 AND 3 CREATED BY UNDERGROUND PARKING GARAGE CROSS EASEMENT AGREEMENT DATED MAY 14, 2003 AND RECORDED MAY 20, 2003 AS DOCUMENT 0314042019 MADE BY CONTINENTAL ASSURANCE COMPANY TO 55 E. JACKSON LLC AS DESCRIBED THEREIN.