

# UNOFFICIAL COPY

Doc#: 2415702165 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/5/2024 11:51 AM Pg: 1 of 4

## THIS INSTRUMENT PREPARED BY:

Ashley Morris  
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. 7807291  
Property ID No.: 26-01-207-013-0000

## 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 Bravo 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 right, title and interest due or to become due in and to that certain Mortgage, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, together with that certain Secured Note in the amount of \$293,000.00, each dated May 1, 2024, executed by Shonne & Keys Enterprises LLC, an Illinois limited liability company ("Borrower"), in favor of CV3 Financial Services, LLC, a Delaware limited liability company, which was recorded on May 8th, 2024, as Instrument Number 2412902066 in the Recorder's Office of the County of Cook, State of Illinois (the "Mortgage"), against:

The real property located in the City of Chicago, 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 8841 South Muskegon Avenue, Chicago, Illinois 60617 (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.

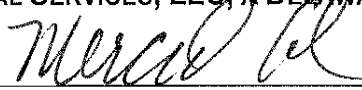
[SIGNATURES FOLLOW]

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Dated: 05/02/2024

ASSIGNOR:

**CV3 FINANCIAL SERVICES, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

By: 

Name: Merced Cohen

Title: Executive Vice President, Operations

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.

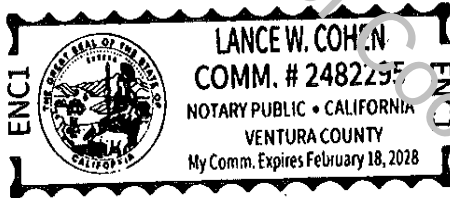
State of California )

County of Los Angeles )

On May 2nd 2024 before me, Lance W. Cohen, Notary Public, Notary Public  
*Date Here Insert Name of the Officer*

Personally Appeared Merced Cohen  
*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 *Lance W. Cohen*  
*Signature of Notary Public*

Proprietary of Cook County Clerk's Office

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## EXHIBIT "A"

### LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 30 AND THE SOUTH 1/2 OF LOT 31 IN BLOCK 21 IN THE SUBDIVISION MADE BY THE CALUMET AND CHICAGO CANAL DOCK COMPANY OF PARTS OF SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.