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2021-541791
12/09/2021 11:01 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 11

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

PREPARED BY:

CoreVest American Finance Lender LLC
% Jeremy Chiang
1920 Main St., Suite 850
Irvine, CA 92614

UPON RECORDATION RETURN TO:

OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
(770) 497-9100

ASSIGNMENT OF SECURITY INSTRUMENT

by

CAF TERM BORROWER WF, LLC,
a Delaware limited liability company

to

COREVEST PURCHASER 2, LLC,
a Delaware limited liability company

Dated: As of February 12, 2021

County: Lake

State: Indiana

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ASSIGNMENT OF SECURITY INSTRUMENT

This ASSIGNMENT OF SECURITY INSTRUMENT (this "Assignment"), dated as of February 12, 2021, is made by CAF TERM BORROWER WF, LLC, a Delaware limited liability company ("Assignor"), in favor of COREVEST PURCHASER 2, LLC, a Delaware limited liability company ("Assignee").

WITNESSETH

WHEREAS, Assignor is the present legal and equitable owner and holder of that certain Promissory Note, dated as of November 12, 2020, executed by DAKOTA HOLDINGS PORTI, LLC, a Delaware limited liability company ("Borrower"), and made payable to the order of CoreVest American Finance Lender LLC, a Delaware limited liability company ("CoreVest"), as subsequently endorsed and assigned to Assignor, in the stated principal amount of Nine Hundred Sixty-Seven Thousand and No/100 Dollars (\$967,000.00) (the "Note") in connection with certain real property and improvements located thereon situated in the County of Lake, State of Indiana, identified on Schedule 1 attached hereto and made a part hereof and more particularly described on Exhibit A, attached hereto and made a part hereof (the "Premises"); and

WHEREAS, the Note is secured, *inter alia*, by the Security Instrument (as hereinafter defined); and

WHEREAS, the parties hereto desire that Assignor assign to Assignee, its successors and assigns, all of Assignor's right, title and interest in and to the Security Instrument.

NOW, THEREFORE, in consideration of the premises above set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and agreed, Assignor and Assignee hereby covenant and agree as follows:

1. Assignment. Assignor does hereby transfer, assign, grant and convey to Assignee, its successors and assigns, all of the right, title and interest of Assignor in and to the following described instrument, and does hereby grant and delegate to Assignee, its successors and assigns, any and all of the duties and obligations of Assignor thereunder from and after the date hereof:

That certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of November 12, 2020, executed by Borrower for the benefit of CoreVest, as lender, and recorded on December 10, 2020 in the Real Property Records of Lake County, Indiana, as Inst # 2020-091011, and subsequently assigned to Assignor (as the same has been assigned, amended, and/or modified, from time to time, the "Security Instrument"), in respect of the Premises.

2. Assumption. From and after the date hereof, Assignee hereby accepts Assignment and assumes and agrees to observe, perform and be bound by all of the terms, covenants, agreements, conditions and obligations of the Security Instrument required to be observed or performed by Assignor thereunder.

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3. Governing Law. With respect to matters relating to the creation, perfection and procedures relating to the enforcement of this Assignment, this Assignment shall be governed by, and be construed in accordance with, the laws of the State of Indiana, it being understood that, except as expressly set forth above in this paragraph and to the fullest extent permitted by the law of the State of Indiana, the law of the State of New York applicable to contracts made and performed in such State (pursuant to Section 5-1401 of the New York General Obligations Law) shall govern all matters relating to this Assignment and all of the indebtedness or obligations arising hereunder.

4. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

5. Headings. The headings of the paragraphs of this Assignment have been included only for convenience, and shall not be deemed in any manner to modify or limit any of the provisions of this Assignment or be used in any manner in the interpretation of this Assignment.

6. Interpretation. Whenever the context so requires in this Assignment, all words used in the singular shall be construed to have been used in the plural (and vice versa), each gender shall be construed to include any other genders, and the word "person" shall be construed to include a natural person, a corporation, a firm, a partnership, a joint venture, a trust, an estate or any other entity.


7. Partial Invalidity. Each provision of this Assignment shall be valid and enforceable to the fullest extent permitted by law. If any provision of this Assignment or the application of such provision to any person or circumstance shall, to any extent, be invalid or unenforceable, then the remainder of this Assignment, or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected by such invalidity or unenforceability.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, Assignor has executed this Assignment of Security Instrument as of the day and year first above written.

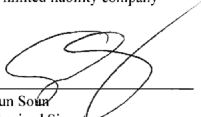
WITNESSES:



Print Name: *Tran Nguyen*

ASSIGNOR:

CAF TERM BORROWER WF, LLC,
a Delaware limited liability company

By: 

Name: Sokun Soum
Title: Authorized Signatory

Address:
1920 Main Street, Suite 850
Irvine, CA 92614
Attention: Head of Term Lending

Property of Lake County Recorder

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Orange)

On February 12, 2021 before me, Jaime Chavez, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared

Sokun Soun

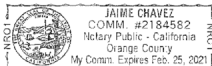
Name(s) of Signer(s)

N/A

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

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

 Corporate Officer — Title(s): _____ Partner — Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other: _____

Signer Is Representing: _____

Signer's Name: _____

 Corporate Officer — Title(s): _____ Partner — Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other: _____

Signer Is Representing: _____

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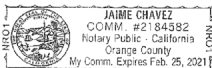
Date Here Insert Name and Title of the Officer
personally appeared Tien Nguyen

Name(s) of Signer(s)
N/A

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

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

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SCHEDULE 1

Property List

(Attached)

Property of Lake County Recorder

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PROPERTY ADDRESS	CITY	COUNTY	STATE	ZIP CODE
1331 Magnolia Avenue	Dyer	Lake	IN	46311
3238 North Lake Park Avenue	Hobart	Lake	IN	46342
3416 West 78th Avenue	Merrillville	Lake	IN	46410
4801 Orchard Drive	Griffith	Lake	IN	46319
6143 Kentucky Place	Merrillville	Lake	IN	46410
6328 Rhode Island Avenue	Hammond	Lake	IN	46323
6723 Carolina Avenue	Hammond	Lake	IN	46323
6834 Huron Avenue	Hammond	Lake	IN	46323
7612 Baring Avenue	Hammond	Lake	IN	46324
7752 Catalpa Avenue	Hammond	Lake	IN	46324

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EXHIBIT A

Premises Description

(Attached)

Property of Lake County Recorder

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Legal Description

PARCEL 1:

LOT 1 IN BRIARVIEW ESTATES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 94, PAGE 11, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 1331 MAGNOLIA AVE, DYER, IN 46311

TAX ID: 45-11-07-202-004.000-034

PARCEL 2:

LOT 10 IN SECOND ADDITION TO YONAN AIR-PARK HOMESITES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 80, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 3238 NORTH LAKE PARK AVENUE, HOBART, IN 46342

TAX ID: 45-09-19-281-024.000-016

PARCEL 3:

LOT 108 IN LINCOLN GARDENS THIRD, IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED MARCH 31, 1962 IN PLAT BOOK 35, PAGE 33, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 3416 WEST 78TH AVE, MERRILLVILLE, IN 46410

TAX ID: 45-12-19-229-010.000-030

PARCEL 4:

LOT NUMBERED 11 AS SHOWN ON THE RECORDED PLAT OF HARTOG SUBDIVISION RECORDED IN PLAT BOOK 31 PAGE 77 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 4801 ORCHARD DR, GRIFFITH, IN 46319

TAX ID: 45-07-36-278-005.000-001

PARCEL 5:

LOT NUMBERED 8, EXCEPT THE NORTH 12 AND ONE HALF FEET THEREOF, ALL OF LOT 9 AND LOT 10, EXCEPT THE SOUTH 16 AND ONE HALF FEET THEREOF, BLOCK 1 AS SHOWN ON THE RECORDED PLAT OF RUSSELL'S FIRST ADDITION TO HAMMOND RECORDED IN PLAT BOOK 11, PAGE 31, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 6328 RHODE ISLAND AVE, HAMMOND, IN 46323

TAX ID: 45-07-03-477-028.000-023

PARCEL 6:

LOT 23, BLOCK 6, IN FORESTDALE, AN ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 16, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

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COMMONLY KNOWN AS: 6834 HURON AVE, HAMMOND, IN 46323

TAX ID: 45-07-08-281-021.000-023

PARCEL 7:

THE SOUTH 22 FEET OF LOT 7 AND THE NORTH 24 FEET OF LOT 6, BLOCK 1, UNIT 1, WOODMAR, CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 21, PAGE 7, LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 7612 BARING AVE, HAMMOND, IN 46324

TAX ID: 45-07-17-176-016.000-023

PARCEL 8:

LOT 11 IN BLOCK 2 IN BEVERLY EIGHTH ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 66, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 7752 CATALPA AVE, HAMMOND, IN 46324

TAX ID: 45-07-18-402-053.000-023

PARCEL 9:

THE NORTH 50 FEET OF LOT 2, BLOCK 4, HARTMAN'S GARDENS SECOND ADDITION TO THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 16, PAGE 9, IN LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 6723 CAROLINA AVE, HAMMOND, IN 46323

TAX ID: 45-07-09-279-005.000-023

PARCEL 10:

LOTS 7 AND 8 IN BLOCK 1 IN E.M. ROGNES' FIRST ADDITION TO GLENELLYN, IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27 PAGE 50, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 6143 KENTUCKY PL, MERRILLVILLE, IN 46410

TAX ID: 45-12-10-205-007.000-030