

WHEN RECORDED, RETURN TO:

Fleming Family Trust dated February 10, 2022
681 Hagens Alley
Mesquite, NV 89027

Loan No. 11398
Property ID No. 45-08-33-427-024 000-004

ASSIGNMENT OF MORTGAGE

For value received, the undersigned, Central Florida Income Fund, LLC, having an address at 401 S Florida Ave, Lakeland, Florida 33801 ("Assignor"), hereby grants, assigns and transfers to Fleming Family Trust dated February 10, 2022, having an address of 681 Hagens Alley, Mesquite, NV 89027 ("Assignee"), all of the undersigned's rights, title and interest due or to become due in and to that certain Mortgage, Assignment of Leases and Rents, and Security Agreement, together with that certain Secured Note in the amount of \$68,250.00, each dated June 13, 2023, executed by Floor Fellows & Remodel LLC, an Illinois limited liability company ("Borrower"), in favor of Central Florida Income Fund, LLC, which was recorded on June 14th, 2023, as Instrument Number 2023-518434 in the Recorder's Office of the County of Lake, State of Indiana (the "Mortgage"), and

The real property located in the City of Gary, County of Lake, State of Indiana, described as follows:

SEE EXHIBIT "A," ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF,
commonly known as 4950 Adams Street, Gary, Indiana 46408 (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]

NOT AN OFFICIAL DOCUMENT

Dated: 1/8/2024

ASSIGNOR:

CENTRAL FLORIDA INCOME FUND, LLC

By: [Signature]
Name: Andrew Bacin
Title: Manager

WITNESS TO THE ABOVE SIGNATURE(S)

By: [Signature]
(Signature)
Edyta Carlson
(Print Name)

NOT AN OFFICIAL DOCUMENT

Florida ~~INDIANA~~ ^{LED.}
State of ~~Indiana~~
County of ~~Polk~~

I, a Notary Public, hereby certify that Andrew Boccia, whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this the Eighth day of January, 2024.

(Seal, if any)



[Signature]
(Signature of notarial officer)
Title (and Rank)

My commission expires: 09/27/2027

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

[Signature]

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Lot 24 in Block 18 in Junedale Subdivision, in the City of Gary, as per plat thereof, recorded in Plat Book 19 page 3, in the Office of the recorder of Lake County, Indiana.

Property of Lake County Recorder