

NOT AN OFFICIAL DOCUMENT

2024-51988
09/23/2024 09:31 AM
TO: A. FEES 25.00
BY: JAS
PG #: 1
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Record and Return To:
Velocity Commercial Capital, LLC, a
California Limited Liability Company
2945 Townsgate Road
Ste 110
Westlake Village, California 91361

This instrument was Prepared By:
**Velocity Commercial Capital, LLC, a
California Limited Liability Company**
Velocity Commercial Capital, LLC, a
California Limited Liability Company
2945 Townsgate Road
Ste 110
Westlake Village, California 91361
(818)532-3705
Loan #: **6723181792**

ASSIGNMENT OF Commercial Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **Velocity Commercial Capital, LLC, a California Limited Liability Company, 2945 Townsgate Ste 110, Westlake Village, California 91361**, by these presents does convey, assign, transfer and set over to: **U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-4,**

190 South LaSalle Street, 7th Floor Chicago, IL 60603, the described Mortgage, with all interest, all liens, and any rights due or to become due thereon. Said Mortgage is recorded in the **Lake County, IN** Official Records.

Original Mortgagor: **CPJ Holdings LLC**
Original Mortgagee: **Velocity Commercial Capital, LLC, a California Limited Liability Company**
Dated: **05/16/2024** Recorded: **05/20/2024** Instrument: **2024-515988** in **Lake County, IN** Loan Amount: **\$140,000.00**
Property Address: **5611-5613 Broadway, Merrillville, IN 46410**

Together with the note(s) and obligations therein described or referred to, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said document referenced above.

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned effective **09/23/2024**.

Velocity Commercial Capital, LLC, a California Limited Liability Company

By: 
Name: **Jeff Taylor**
Title: **EVP, Capital Markets**

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** } S.S.
COUNTY OF **Ventura** }

On **09/23/2024**, before me, **Maegan Ann Omullane**, Notary Public, personally appeared **Jeff Taylor**, 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.


Notary Public: **Maegan Ann Omullane**
My Commission Expires: **01/08/2027**
Commission #: **2433474**

