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Doc#: 0529739002 Fee: \$42.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/24/2005 01:31 PM Pg: 1 of 10

THIS DOCUMENT PREPARED BY AND
UPON RECORDATION RETURN TO:

1-800-285-3984 ext. 3847
ATTN: AMANDA HAYES
CHOICEPOINT BUS. INFORMATION GRP.
2885 BRECKINRIDGE BLVD., STE 200
DULUTH, GA 30096

AMO File No. 735.084
ASN No. 3506
51526

Cook County, Illinois

PIN: 17-32-100-012, 17-32-100-012-003, 17-32-100-012-005; 17-32-101-001-022, 17-32-101-001-023, 17-32-101-001-027, 17-32-101-001-028; 17-29-318-001

**ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT
AND
ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS**

KNOW THAT

JP MORGAN CHASE BANK, N.A., a banking association organized under the laws of the United States, having an address of 270 Park Avenue, New York, New York 10017, ("Assignor"),

For valuable consideration paid by:

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES CORP., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-CIBC12, having an address of 135 South LaSalle Street, Suite 1625, Chicago, IL 60603, ("Assignee"),

the receipt and sufficiency of which is hereby acknowledged, Assignor does hereby grant, bargain, sell, convey, assign, transfer, and set over, without recourse, representation and warranty, except as set forth in that certain related Mortgage Loan Purchase Agreement all of Assignor's right, title and interest, of any kind whatsoever, including that of mortgagee, beneficiary, payee, assignee or secured party (as the case may be), in and to the following:

Mortgage and Security Agreement ("Mortgage") dated June 16, 2005 by FW IL - Riverside/Rivers Edge, LLC, a Delaware limited liability company ("Borrower") to Assignor and recorded July 12, 2005, as Document Number 0519318061, with the Cook County Recorder, Illinois ("County Recorder"); and

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Assignment of Leases and Rents (“Assignment of Leases”) dated June 16, 2005 by Borrower to Assignor and recorded July 12, 2005, as Document Number 0519318062, with said County Recorder;

covering the premises more specifically described on EXHIBIT “A”;

TOGETHER with the bonds or notes or obligations described in said Mortgage and Assignment of Leases, and the moneys due and to grow due thereon with the interest, and any and all other related security instruments which secure the indebtedness and/or obligations secured by said Mortgage and Assignment of Leases.

TO HAVE AND TO HOLD the same unto the Assignee and to the successors, legal representatives and assigns of the Assignee forever.

IN WITNESS WHEREOF, the Assignor has caused these presents to be effective as of July 29, 2005.

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Property of Cook County Clerk's Office

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ASSIGNOR:

JPMORGAN CHASE BANK, N. A., a banking association organized under the laws of the United States

By: *Michael J. Brunner*
Name: Michael J. Brunner
Title: Vice President

STATE OF GEORGIA)
)
COUNTY OF DEKALB)

On the 23rd day of August, 2005, before me, the undersigned, a Notary Public in and for said state, personally appeared Michael J. Brunner, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as Authorized Signatory of JPMorgan Chase Bank, N. A. and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

April 14, 2008

Signature: *Stephanie Williams*
Notary Public



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EXHIBIT "A"

RIVER'S EDGE TRACT

PARCEL 1:

That part of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows:

On the west by the East line of South Ashland Avenue (100 feet wide) on the North by a line 425.80 feet North of and parallel to the North line of West 33rd Street (66 feet wide), this last line being also the South line of Sub-lot 8 in Decreet's Subdivision of Original Lots 21, 22 and 23 of Alice Lynch's Subdivision of the South part of the North 1/2 of the West 1/2 of the Northwest 1/4 of Section 32, Township 39 North, Range 14 East of the Third Principal Meridian, and its extension Easterly, on the East by a line 297 feet East of and parallel to the East line of South Ashland Avenue (100 feet wide) and on the South by the North line of West 33rd Street (66 feet wide);

Except therefrom that part of West 32nd Place which lies West of the East line of Lot 4 extended North in Givens and Gilbert's Subdivision of the East 152 feet of Lots 17 and 18 in Alice Lynch's Subdivision of the South Part of the North 1/2 of the West 1/2 of the Northwest 1/4 of said Section 32,

ALSO

Excepting therefrom Lots 1 through 6 in the Subdivision of the West 145 feet of Lots 17 and 18 in Alice Lynch's Subdivision of the South part of the North 1/2 (West of the South branch of the Chicago River) of the West 1/2 of the Northwest 1/4 of Section 32, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois;

ALSO

Excepting therefrom Lots 4 through 9 in Givins and Gilbert's Subdivision of the East 152 feet of Lots 17 and 18 in Lynch's Subdivision of the South part of the Northwest 1/4 (West of the Chicago River) of the Northwest 1/4 of Section 32, Township 39 North, Range 14 East of the Third Principal Meridian;

ALSO

Excepting therefrom that part of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

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On the West by the East line of South Ashland Avenue (100 feet wide) on the North by a line 425.80 feet North of and parallel to the North line of West 33rd Street (66 feet wide) this last line being also the South line of Sub-lot 8 in Decreet's Subdivision of Original Lots 21, 22 and 23 of Alice Lynch's Subdivision of the South part of the North 1/2 of the West 1/2 of the Northwest 1/4 of Section 32, Township 39 North, Range 14 East of the Third Principal Meridian, and its extension Easterly, on the East by a line 221 feet East of and parallel to the East line of South Ashland Avenue (100 feet wide) and on the South by the North line of West 32nd Place (33 feet wide), in Cook County, Illinois.

PARCEL 2:

That part of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

Commencing at a point in the North line of West 33rd Street which point is also known as Lots 1 to 16 inclusive, together with vacated School Trustees' Subdivision and alleys in the Subdivision by Alice Lynch Administration of the South portion of the North 1/2, West of the South branch of the Chicago River, of the West 1/2 of the Northwest 1/4 of Section 32 aforesaid; thence Northerly along the West line of said Lot "A", 425 feet 9 5/8 inches more or less, to the South line of Sub-lot 8 extended Easterly in Decreet's Subdivision of original Lots 21, 22 and 23 of Alice Lynch's Subdivision of the South part of the North 1/2 of the West 1/2 of the Northwest 1/4 of said Section 32 which is also the South line of the property conveyed by the Illinois Steel Company to Goldblatt Bros., Inc., by Deed recorded as Document No. 13448076; thence Easterly 210 feet along the above described line to a point; thence Southerly along a line 210 feet along the above described line to a point; thence Southerly along a line 210 feet distant from and parallel to the West line of said Lot "A" to a point in the North line of vacated West 33rd Street (66 feet wide); thence Westerly along the North line of vacated West 33rd Street, extended Westerly, to the point of beginning, in Cook County, Illinois.

PARCEL 3:

The North 1/2 of vacated West 33rd Street (West 66 feet wide) bounded on the West by the East line of South Justine Street (formerly Charlton Avenue) extended Northerly and on the East by a line drawn parallel to and 210 feet Easterly of the West line of said Lot "A" extended Southerly, all in Cook County, Illinois.

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PARCEL 4:

A non-exclusive easement for the benefit of Parcels 1, 2 and 3 for pedestrian and vehicular use and the right and privilege to use for the purpose of ingress and egress and parking and providing access to and from public and private rights-of-way as contained in the Reciprocal Grant of Easement and Agreement dated December 1, 1986 and recorded June 1, 1987 as Document 87292270 made by Chicago Title and Trust Company, as Trustee under Trust Agreement dated July 11, 1982 and known as Trust Number 1081955 to LaSalle National Bank, as Trustee under Trust Agreement dated November 1, 1985 and known as Trust Number 110442 in, upon, under, over and along the following described land:

That part of Block 31 in Canal Trustees' Subdivision of South Fractional Section 29, Township 39 North, Range 14 East of the Third Principal Meridian, and that part of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: Beginning at a point in the East line of South Ashland Avenue (100 feet wide) which is 425.80 feet North of the North line of the West 33rd Street (66 feet wide); thence East along the South line and its Easterly extension of Lots of Decrees Subdivision of Original Lots 21, 22 and 23 of Alice Lynch's Subdivision of the South Part of the North 1/2 of the West 1/2 of the Northwest 1/4 of said Section 32 (said line being also described as being parallel to the North line of West 33rd Street extended Easterly and 425.80 feet therefrom) for a distance of 961.64 feet to the South Fork of the South Branch of the Chicago River; thence Northwesterly along the present Westerly Wood Dock line of said South Fork of the South Branch of the Chicago River to its intersection with the Southeasterly line of Archer Avenue (80 feet wide); thence Southwesterly along the said Southeasterly line of Archer Avenue, a distance of 446.06 feet to the Easterly line of South Ashland Avenue, as widened; thence Southwesterly along the said Easterly line of South Ashland Avenue, a distance of 53.97 feet to the Easterly line of South Ashland Avenue (100 feet wide); thence South along said Easterly line of South Ashland Avenue a distance of 774.45 feet to the place of beginning, in Cook County, Illinois.

PARCEL 5:

An exclusive easement for the benefit of Parcels 1, 2 and 3 commencing on the date thereof and terminating on February 28, 2039 to install, maintain, operate and repair a sign on the easement parcel to install, maintain, operate and repair gas mains and facilities appurtenant thereto as contained in the Grant of Easement dated February 28, 1989 and recorded May 19, 1989 as Document 89227729 made by Chicago Title and Trust Company, as Trustee under Trust Agreement dated June 11, 1982 and known as Trust Number 1081955 to LaSalle National Bank, as Trustee under Trust Agreement dated November 1, 1985 and known as Trust Number 110462 in, upon, under, over and along the following described land:

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That part of Block 31 in Canal Trustees' Subdivision of South Fractional Section 29, Township 39 North, Range 14 East of the Third Principal Meridian, and that part of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

Beginning at a point in the East line of South Ashland Avenue (100 feet wide) which is 425.80 feet North of the North line of West 33rd Street (66 feet wide); thence East along the South line and its Easterly extension of Lot 8 of Decreets Subdivision of Original Lots 21, 22 and 23 of Alice Lynch's Subdivision of the South part of the North 1/2 of the West 1/2 of the Northwest 1/4 of Section 32 (said line being also described as being parallel to the North line of West 33rd Street extended easterly and 425.80 feet therefrom) for a distance of 961.64 feet to the South Fork of the South Branch of the Chicago River; thence Northwesterly along the present Westerly Wood Dock line of the said South Fork of the South Branch of the Chicago River to its intersection with the Southeasterly line of Archer Avenue (80 feet wide); thence Southwesterly along said Southeasterly line of Archer Avenue a distance of 446.06 feet to the Easterly line of South Ashland Avenue, as widened; thence Southwesterly along the said Easterly line of South Ashland Avenue a distance of 53.97 feet to the Easterly line of said Ashland Avenue (100 feet wide); thence South along said Easterly line of South Ashland Avenue a distance of 774.45 feet to the place of beginning, in Cook County, Illinois.

PARCEL 6:

Perpetual easement for the benefit of Parcels 2 and 3 for ingress and egress, as created by Warranty Deed from Illinois Steel Company to Chicago Terminal Company dated August 2, 1945 and recorded August 3, 1945 as Document Number 1356380, upon, over and across the following described property:

That part of vacated West 33rd Street, bounded on the West by the East line of South Justine Street (formerly Charlton Avenue), extended Northerly, and on the East by the Westerly line of the right of way of the Chicago Junction Railway Company, as conveyed to it by Illinois Steel Company by Deed dated January 30, 1943 and recorded on February 17, 1943 as document 13031987, except that part of said vacated West 33rd Street falling within Parcel 3 heretofore.

PARCEL 7:

Perpetual non-exclusive easement for the benefit of Parcels 2 and 3 for ingress and egress and for installing, maintaining and operating such sewers, water, gas, telephone and electric lines, and the equipment and appurtenances thereto, as may be required, as created by Agreement dated July 2, 1946 and recorded July 3, 1946 as document number 13858978, upon, over and across the following described property:

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The North 1/2 of vacated West 33rd Street (66 feet wide), bounded on the East by the Westerly line of the right of way of the Chicago Junction Railway Company as conveyed to it by Illinois Steel Company by Deed dated January 30, 1943, and recorded with the Recorder of Deeds of Cook County, Illinois on February 17, 1943 as Document 13031987, and on the West by a line drawn parallel to and 210 feet Easterly of the West line of Lot "A", said Lot A being composed of land formerly known as Lots 1 to 16, inclusive, together with vacated streets and alleys, in the subdivision by Alice Lynch, Administratrix, in the North 1/2 of the Northwest 1/4 of Section 32, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 8:

Perpetual non-exclusive easement for the benefit of Parcels 2 and 3 for ingress and egress and operation and use of trucks, as created by Agreement dated July 2, 1946 and recorded July 3, 1946 as Document Number 13858978, upon, over and across the following described property:

Commencing at the South line of Parcel 2 described above, at a point 7 feet West of the East line thereof, thence Northerly and parallel to the East line for a distance of 50 feet, thence Westerly a distance of 16.5 feet, thence Northerly and parallel with the East line of Parcel 2 a distance of 350 feet, thence Easterly a distance of 47 feet parallel with the North line of Parcel 2, thence Southerly a distance of 350 feet, thence Westerly a distance of 11.5 feet, thence Southerly parallel with the East line of Parcel 2 to a point on the South line of Parcel 2 extended Easterly, thence Westerly to the point of beginning.

PARCEL 9:

Perpetual non-exclusive easement for the benefit of Parcels 2 and 3 for ingress and egress and for the purpose of installing, maintaining and operating such sewers, water, gas, telephone and electric lines, and the equipment and appurtenances thereto, as may be required, as reserved in Deed dated May 15, 1945 and recorded May 16, 1945 as document 13508505 from Illinois Steel Company to the Trailmobile Company, over and across the North 33 feet of the land conveyed in said Deed.

Parcels 1, 2 and 3 may also be described by metes and bounds as follows, in accordance with Plat of Survey prepared by Gremley & Biedermann, Inc. (bearing the certification of G. Thomas Green, Illinois Registration No. 2477), dated July 22, 1997, last revised May 5, 2000, which Plat of Survey is incorporated herein by this reference and made a part of this description:

That part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, being parts of lots and vacated streets and alleys in various subdivisions described as follows:

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Beginning at the intersection of the North line of West 33rd Street (66 feet wide) with a line 221.0 feet East of and parallel with the East line of South Ashland Avenue (100 feet wide); thence North 00 degrees 00' 00" East along said parallel line 425.80 feet; thence South 89 degrees 34' 10" East parallel with the North line of West 33rd Street for a distance of 286.0 feet to a line 210.0 feet East of and parallel with the West line of Lot "A" in the South part of the Northwest Quarter of the Northwest Quarter of Section 32 aforesaid; thence South 00 degrees 00' 00" East along said parallel line 458.80 feet to the South line of the North Half of Vacated 33rd Street; thence North 89 degrees 34' 10" West along the last described line 177.36 feet to the East line of South Justine Street; thence North 00 degrees 00' 00" East along said East line 33.0 feet to the North line of West 33rd Street; thence North 89 degrees 34' 10" West along said North line 108.64 feet to the point of beginning, in Cook County, Illinois.

RIVERSIDE SQUARE TRACT

PARCEL 1:

That part of Block 31 in Canal Trustee's Subdivision of South Fractional Section 29, Township 39 North, Range 14, East of the Third Principal Meridian, and that part of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows:

Beginning at a point in the East line of South Ashland Avenue (100 feet wide) which is 425.80 feet North of the North line of West 33rd Street (66 feet wide); thence East along the South line and its Easterly extension of Lot 8 of Deere's Subdivision of Original Lots 21, 22 and 23 of Alice Lynch's Subdivision of the South part of the North 1/2 of the West 1/2 of the Northwest 1/4 of said Section 32 (said line being also described as being parallel to the North line of West 33rd Street extended Easterly and 425.80 feet therefrom) for a distance of 951.64 feet to the South Fork of the South Branch of the Chicago River; thence Northwesterly along the present Westerly Wood Dock line of the said South Fork of the South Branch of the Chicago River to its intersection with the Southeasterly line of Archer Avenue (80 feet); thence Southwesterly along the said Southeasterly line of Archer Avenue a distance of 446.06 feet to the Easterly line of South Ashland Avenue, as widened; thence Southwesterly along the said Easterly line of South Ashland Avenue a distance of 53.97 feet to the Easterly line of South Ashland Avenue (100 feet wide); (said point hereinafter referred to as "Point A"); thence South along said Easterly line of South Ashland Avenue a distance of 774.45 feet to the place of beginning (except from the above described property taken as a tract that part thereof described as beginning at a point on the West line of said tract 155.95 feet South of point aforesaid; thence South along said West line of said tract 220.0 feet; thence East at right angles thereto 145.0 feet; thence North at right angles thereto 220.0 feet; thence West at right angles thereto 145.0 feet to the point of beginning) in Cook County, Illinois.

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PARCEL 2:

A non-exclusive easement for pedestrian and vehicular use and the right and privilege to use for the purpose of ingress and egress and parking and providing access to and from public and private rights-of-way as contained in the Reciprocal Grant of Easements and Agreement dated December 1, 1986 and recorded June 1, 1987 as Document 87292270 made by Chicago Title and Trust Company, as Trustee under Trust Agreement dated July 11, 1982 and known as Trust Number 1081955 to LaSalle National Bank, as Trustee under Trust Agreement dated November 1, 1985 and known as Trust Number 110442 in, upon, under, over and along the land described therein.

Parcel 1 may also be described by metes and bounds as follows, in accordance with Plat of Survey prepared by Grenley & Biedermann, Inc. (bearing the certification of G. Thomas Green, Illinois

Registration No. 2477), dated March 17, 2000, last revised May 5, 2000, which plat of survey is incorporated herein by this reference and made a part of this description:

That part of the Northwest Quarter of the Northwest Quarter of Section 32 together with part of the South Fractional Section 29, all in Township 39 North, Range 14, East of the Third Principal Meridian, being parts of lots, blocks and vacated streets described as follows:

Beginning at a point in the East line of South Ashland Avenue (100 feet wide) which is 425.80 feet North of the North line of West 33rd Street (66 feet wide); thence South 89 degrees 34' 10" East along a line 425.80 feet North of and parallel with the North line of West 33rd Street 961.64 feet to the South Fork of South Branch of the Chicago River; thence Northwesterly along the present Westerly Wood Dock of the South Fork of the South Branch of the Chicago River being the following 6 courses: North 36 degrees 30' 09" West 314.21 feet; thence North 35 degrees 08' 19" West 165.56 feet; thence North 31 degrees 23' 19" West 146.55 feet; thence North 15 degrees 29' 29" West 69.06 feet; thence North 12 degrees 48' 50" West 261.40 feet; thence North 29 degrees 19' 20" West 311.51 feet to the Southeasterly line of Archer Avenue (80 feet wide); thence South 51 degrees 47' 50" West along said Southeasterly line of Archer Avenue 416.06 feet to the Easterly line of South Ashland Avenue as widened; thence South 25 degrees 53' 55" West along said Easterly line 53.97 feet to the Easterly line of South Ashland Avenue (100 feet wide); thence South 00 degrees 00' 00" West along said Easterly line of South Ashland Avenue 155.95; thence North 90 degrees 00' 00" East 145.00 feet; thence South 00 degrees 00' 00" West 220.00 feet; thence North 90 degrees 00' 00" West 145.00 feet to, the East line of South Ashland Avenue (100 feet wide); thence South 00 degrees 00' 00" West along said Easterly line 398.50 feet to the point of beginning, in Cook County, Illinois.