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Doc#: 0707148068 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/12/2007 02:48 PM Pg: 1 of 5

THIS DOCUMENT PREPARED BY AND  
UPON RECORDATION RETURN TO:

VANESSA ORTA, ESQ.  
ANDERSON, McCOY & ORTA, P.C.  
100 North Broadway, Suite 2600  
Oklahoma City, Oklahoma 73102  
Telephone: 888-236-0007  
AMO File No. 1531.074  
1022006IQ12  
06-09-0077

**Cook County, Illinois**

PIN: 08-09-302-025-0000; 08-09-302-030-0000; 08-09-302-031-0000

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**ASSIGNMENT OF MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING  
AND  
ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS**

KNOW THAT

**LASALLE BANK NATIONAL ASSOCIATION, a national banking association,**  
having an address of 135 South LaSalle Street, Suite 3410, Chicago, IL 60603, ("Assignor"),

For valuable consideration paid by:

**WELLS FARGO BANK, N.A., AS TRUSTEE FOR MORGAN STANLEY  
CAPITAL I INC., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2006-IQ12,** having an address of CMBS Department, 1055 10th Avenue SE,  
Minneapolis, MN 55414, ("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, Security Agreement and Fixture Filing** dated November 6, 2006  
by Zero Investment & Management Corp., an Illinois corporation  
("Borrower") to Assignor and recorded November 7, 2006, as Document  
Number 0631145004, with the Cook County Recorder, Illinois ("County  
Recorder"); and

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**Assignment of Leases and Rents** dated November 6, 2006 by Borrower to Assignor and recorded November 7, 2006, as Document Number 0631145005, with said County Recorder;

covering the premises more specifically described on EXHIBIT "A";

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 December 21, 2006.

**(The remainder of this page has been intentionally left blank.)**

Property of Cook County Clerk's Office

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LASALLE BANK NATIONAL ASSOCIATION, a national banking association

By: *Brian Fetterolf*  
Name: Brian Fetterolf  
Title: Director

STATE OF ILLINOIS                    §  
  §  
COUNTY OF COOK                   §

On the 19 day of December, 2006, before me, the undersigned, a Notary Public in and for said state, personally appeared Brian Fetterolf, 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, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument, and that such individual made such appearance before the undersigned.

WITNESS my hand and official seal.

*Natalie West*

Notary

Natalie West

Printed Name of Notary Public

[ SEAL ]

My Commission Expires: 12/12/09



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## EXHIBIT A

The real property located in Rolling Meadows, Cook County, Illinois as more particularly described as follows:

### PARCEL 1:

LOTS 3, 8 AND 9 IN THE RESUBDIVISION OF MARKETPLACE OF ROLLING MEADOWS ACCORDING TO THAT PLAT DATED MARCH 23, 1999 THEREOF RECORDED IN THE COOK COUNTY RECORDER'S OFFICE ON SEPTEMBER 27, 1999 AS DOCUMENT NUMBER 99910798, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND RIGHTS TO THE USE OF COMMON AREAS FOR THE PURPOSES FOR WHICH THEY ARE PROVIDED AND INTENDED, INCLUDING, BUT NOT LIMITED TO (A) INGRESS, EGRESS, ACCESS, LOADING AND UNLOADING, PARKING AND VEHICULAR AND PEDESTRIAN TRAFFIC, INCLUDING COMMERCIAL VEHICULAR TRAFFIC SUCH AS DELIVERY TRUCKS, UPON OR ACROSS, AS APPLICABLE, THE PARKING AREAS, ENTRANCES, EXITS, DRIVEWAYS, WALKS OR SERVICE DRIVES LOCATED WITHIN THE COMMON AREAS; (B) INSTALLATION, OPERATION, MAINTENANCE AND USE OF SANITARY SEWERS STORM DRAINS, DETENTION BASINS, WHETHER UNDERGROUND OR AT GRADE, WATER, ELECTRIC AND GAS LINES, TELEPHONE LINES, FAULTS, CONDUITS AND TRANSFORMERS AND OTHER UTILITY LINES AND RELATED FACILITIES (WHICH SHALL BE LOCATED UNDERGROUND WHENEVER FEASIBLE); AND (C) USE OF LANDSCAPING, DIRECTION SIGNS AND OTHER AREAS INTENDED FOR COMMON USE, OVER THE LAND AS DESCRIBED IN SAID INSTRUMENT, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED JUNE, 1999 AND RECORDED JUNE 23, 1999 AS DOCUMENT NO. 99606491 MADE BY REPUBLIC BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 22, 1997 AND KNOWN AS TRUST NUMBER 1391 AND AS CREATED BY THE DEED FROM REPUBLIC BANK OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 1391 TO FIRST AMERICAN BANK DATED JULY 10, 2000 AND RECORDED JULY 27, 2000 AS DOCUMENT 00568872.

### PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FOR VEHICULAR TRAFFIC OVER AND ACROSS THE PORTION OF THE FRONTAGE ROAD RUNNING EAST AND WEST ON THE NORTHERLY PORTION OF THE OUTLOT AS DEPICTED BY CROSS-HATCHING ON THE DRAWING AS SET FORTH IN THE DECLARATION OF RESTRICTIONS AND EASEMENTS DATED JULY 10, 2000 AND RECORDED JULY 27, 2000 AS DOCUMENT NO. 00568872 MADE BY REPUBLIC BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 22, 1997 AND KNOWN AS TRUST NUMBER 1391.

### PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FOR VEHICULAR TRAFFIC OVER AND ACROSS THE ACCESS AND DRIVEWAY PORTIONS OF THE COMMON AREA OF THE CENTER INCLUDING THE PORTIONS OF THE OUTLOT SET FORTH IN THE OPERATION AND EASEMENT AGREEMENT DATED JULY 21, 2000 AND RECORDED JULY 27, 2000 AS DOCUMENT NO. 00568875, THE PORTION OF THE FRONTAGE ROAD RUNNING EAST AND WEST

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## EXHIBIT A

ON THE NORTHERLY PORTION OF THE OUTLOT AS SET FORTH IN THE OPERATION AND EASEMENT AGREEMENT DATED JULY 21, 2000 AND RECORDED JULY 27, 2000 AS DOCUMENT NO. 00568875 MADE BY REPUBLIC BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 22, 1997 AND KNOWN AS TRUST NUMBER 1391 AND SOUTHWIND FINANCIAL, LTD. AN ILLINOIS CORPORATION.

### PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION RECORDED JULY 7, 1976 AS DOCUMENT NUMBER 23549143 MADE BY J.C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION TO USE, MAINTAIN, REPAIR, REPLACE AND RELOCATE UTILITIES.

PIN: 08-09-302-025-0000  
08-09-302-030-0000  
08-09-302-031-0000