



Doc#: 0707845007 Fee: \$34.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/19/2007 10:13 AM Pg: 1 of 6

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

Blackwell Sanders Peper Martin LLP  
4801 Main Street, Suite 1000  
Kansas City, Missouri 64112  
Attention: Ted J. Dale

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

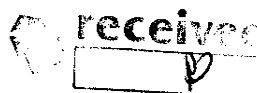
**ASSIGNMENT OF  
MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT  
AND FINANCING STATEMENT;  
ASSIGNMENT OF LEASES AND RENTS; AND ALL OTHER LOAN DOCUMENTS**

THIS ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT; ASSIGNMENT OF LEASES AND RENTS; AND OTHER LOAN DOCUMENTS (this "Assignment"), is made as of the 8 day of March, 2007, by ICA MORTGAGE CAPITAL, LLC, an Illinois limited liability company, with an address at 10740 Nall Avenue, Suite 215, Overland Park, Kansas 66211 ("Assignor"), to UMB BANK, N.A., a national banking association, not individually but as Trustee of the ICA 2006 Loan Trust II formed pursuant to the ICA Mortgage Capital, LLC, Grantor Trust Agreement dated October 1, 2006 ("Assignee").

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States and other good and valuable consideration, to it in hand paid at or before the delivery of these presents, the receipt and sufficiency of which considerations is hereby acknowledged, Assignor does hereby grant, bargain, sell, assign, transfer and set over unto Assignee, its successors and assigns, without recourse to the undersigned, and without representations, warranties or covenants, express or implied by the undersigned, all of Assignor's right, title and interest under:

1. That certain Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement from Sauk Trail Plaza, LLC, an Illinois limited liability company (the "Borrower"), as mortgagor, dated as of March \_\_\_\_, 2007, and recorded on March \_\_\_\_, 2007, as Instrument Number \_\_\_\_\_ in the Official Records of Cook County, Illinois (the "Mortgage"), covering the real property more particularly described on Exhibit A attached hereto, securing that certain promissory note in the principal amount of \$2,100,000.00 (the "Note"), dated as of March \_\_\_\_, 2007, made by Borrower payable to the order of Assignor and evidencing a loan made by Assignor to Borrower (the "Loan"), and all right, title and interest of Assignor therein and thereto;

2. That certain Assignment of Leases and Rents from Borrower to Assignor, dated as of March \_\_\_\_, 2007, recorded on March \_\_\_\_, 2007, as Instrument Number \_\_\_\_\_ in the Official Records of Cook County, Illinois, and securing the Note (the "Assignment of Leases"), under which Assignment of Leases Borrower assigned to Assignor all of Borrower's rights, interests, and privileges in and to all leases, licenses, and rental agreements,



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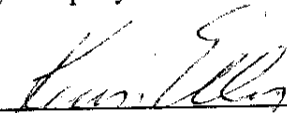
together with all rents and other amounts payable in connection therewith, covering or affecting any portion the real property more particularly described on Exhibit A attached hereto; and

3. All of the documents or instruments (other than the Note, the Mortgage, and the Assignment of Leases) now or hereafter executed by Borrower and/or others by or, in favor of Assignor, which evidence or wholly or partially secure or guaranty payment and performance of the Note and Borrower's obligations under the Loan (collectively, the "Security Documents"), including, without limitation, the documents, instruments and other matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns forever.

IN WITNESS WHEREOF, the Assignor has caused these presents to be duly executed as of the day and year first above written.

ICA Mortgage Capital, LLC, an Illinois limited liability company

By: 

Name: Kevin Ellis

Title: Manager

Innovative Capital Advisors, LLC  
Loan Commitment Number 2006-03-1166 dated December 18, 2006  
Loan Number 2006-03-1166

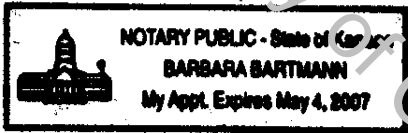
Acknowledgement  
Exhibit A: Legal Description  
Exhibit B: Security Documents

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STATE OF Kansas )  
 ) ss.  
COUNTY OF Johnson )

BE IT REMEMBERED, that on this 26<sup>th</sup> day of February, 2007, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kevin Ellis, a Manager of ICA Mortgage Capital, LLC, an Illinois limited liability company, who is personally known to me to be such Manager, and who is personally known to me to be the same person who executed, as such Manager, the within instrument on behalf of such limited liability company, and such person duly acknowledged the execution of the same to be the act and deed of such limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Barbara Bartmann  
Notary Public

Barbara Bartmann  
Print or Type Name

My commission expires:

5-4-07

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## EXHIBIT A

### Legal Description

LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 6 IN SAUK TRAIL ESTATES, A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1945, AS DOCUMENT NUMBER 13480686 IN COOK COUNTY, ILLINOIS.

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## EXHIBIT B

### Security Documents

1. Assignment of Agreements, Permits and Contracts
2. Environmental Indemnity Agreement
3. All Guaranties
4. All Agreements relating to operations, maintenance, repairs, replacements, tenant improvements, and/or leasing commissions
5. Conditional assignment of management agreement
6. Tenant Estoppel Certificates
7. All financial statements, credit reports, operating agreements and rent rolls
8. Appraisals
9. Architectural or Engineering inspection reports
10. Environmental site assessments
11. Zoning letters
12. Title insurance commitments, policies, endorsements and insured closing letters
13. Authorizing resolutions of Borrower and related parties
14. All plans and specifications for the Property
15. All legal opinions
16. All rights of Assignor in and to insurance policies

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Property Address: 3700-3740 Sauk Trail, Richton Park, Illinois

P.I.N. 31-26-311-003, 31-26-311-004, 31-26-311-005  
31-26-311-006, 31-26-311-012

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