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Doc#: 0712055061 Fee: \$34.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/30/2007 11:52 AM Pg: 1 of 6

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

**UBS REAL ESTATE INVESTMENTS INC.
(Assignor)**

TO

**LASALLE BANK NATIONAL ASSOCIATION,
in its capacity as trustee for the registered holders of
LB-UBS Commercial Mortgage Trust 2006-C6,
Commercial Mortgage Pass-Through Certificates, Series 2006-C6
(Assignee)**

Dated as of August 16, 2006

File # 321-1584-000

**RECORD AND RETURN TO:
HANOVER CAPITAL PARTNERS LTD.
POST OFFICE BOX 3980
EDISON, NJ 08818-3980**

**THIS INSTRUMENT AFFECTS REAL AND PERSONAL PROPERTY LOCATED AT
3916 WEST FULLERTON AVENUE, SITUATED IN THE STATE OF ILLINOIS, COUNTY
OF COOK, CITY OF CHICAGO AND HAVING THE PERMANENT INDEX NUMBERS OF
13-26-324-032-0000 AND 13-26-324-033-0000**

6-1-07

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

THIS ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT (this "Assignment"), made and entered into as of the 16th day of August, 2006 is by UBS REAL ESTATE INVESTMENTS INC., a Delaware corporation, with an office at 1251 Avenue of the Americas, 22nd Floor, New York, New York 10020 ("Assignor"), in favor of

LaSalle Bank National Association, in its capacity as trustee for the registered holders of LB-UBS Commercial Mortgage Trust 2006-C6, Commercial Mortgage Pass-Through Certificates, Series 2006-C6, having an office at 135 South LaSalle Street, Suite 1625, Chicago, IL 60603 ("Assignee").

WITNESSETH

WHEREAS, Assignor is the present legal and equitable owner and holder of that certain Mortgage Note dated as of August 7, 2006, executed by TNC FULLERTON, LLC, an Illinois limited liability company ("Borrower"), and made payable to the order of Assignor, in the stated principal amount of ONE MILLION THREE HUNDRED ELEVEN THOUSAND AND 00/100 (\$1,311,000.00) DOLLARS (the "Note") in connection, among other things, with certain real property situated in City of Chicago, County of Cook, State of Illinois, and more particularly described on Exhibit A annexed hereto and made a part hereof (collectively, the "Premises"); and

WHEREAS, the Note is secured, inter alia, by the Security Instrument (as hereinafter defined); and

WHEREAS, the parties hereto desire that Assignor assign to Assignee, its successors and assigns, all of Assignor's right, title and interest in and to the Security Instrument.

NOW, THEREFORE, in consideration of the premises above set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and agreed, Assignor and Assignee hereby covenant and agree as follows:

1. Assignment. Assignor does hereby transfer, assign, grant and convey to Assignee, its successors and assigns, all of the right, title and interest of Assignor in and to the following described instrument, and does hereby grant and delegate to Assignee, its successors and assigns, any and all of the duties and obligations of Assignor thereunder from and after the date hereof:

That certain Mortgage, Assignment of Leases and Rents and Security Agreement dated as of August 7, 2006 from Borrower, as grantor, to Assignor, as grantee, and recorded on August 8, 2006 with the Cook County Recorder of Deeds as Document # 0622026246 (the "Security Instrument"), encumbering the Premises together with the notes and bonds secured thereby.

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2. Assumption. From and after the date hereof, Assignee hereby accepts the Assignment and assumes and agrees to observe, perform and be bound by all of the terms, covenants, agreements, conditions and obligations of the Security Instrument required to be observed or performed by Assignor thereunder.

3. Representations and Warranties of Assignor. This Assignment is an absolute assignment. This Assignment is without recourse, representation or warranty, express or implied, upon Assignor, except that Assignor hereby warrants and represents to Assignee that:

(a) Prior to the execution hereof, Assignor has not sold, transferred, assigned, conveyed, pledged or endorsed any right, title or interest in the Security Instrument to any person or entity other than Assignee; and

(b) Assignor has full right and power to sell and assign the same to Assignee subject to no interest or participation of, or agreement with, any party other than Assignee.

4. Governing Law. This Assignment shall be governed by and construed in accordance with the laws of the State in which the Premises are located.

5. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

6. Headings. The headings of the paragraphs of this Assignment have been included only for convenience, and shall not be deemed in any manner to modify or limit any of the provisions of this Assignment or be used in any manner in the interpretation of this Assignment.

7. Interpretation. Whenever the context so requires in this Assignment, all words used in the singular shall be construed to have been used in the plural (and vice versa), each gender shall be construed to include any other genders, and the word "person" shall be construed to include a natural person, a corporation, a firm, a partnership, a joint venture, a trust, an estate or any other entity.

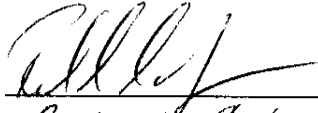
8. Partial Invalidity. Each provision of this Assignment shall be valid and enforceable to the fullest extent permitted by law. If any provision of this Assignment or the application of such provision to any person or circumstance shall, to any extent, be invalid or unenforceable, then the remainder of this Assignment, or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected by such invalidity or unenforceability.


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IN WITNESS WHEREOF, Assignor has executed this Assignment as of the day and year first above written.

ASSIGNOR:

UBS REAL ESTATE
INVESTMENTS INC.,
a Delaware corporation

By: 
Name: Richard Cadigan
Title: Associate Director

By: 
Name: Brad Cohen
Title: Executive Director

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STATE OF NEW YORK)
)SS.:
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me this 16 day of August, 2006 by Richard Adya as Asst Director of UBS Real Estate Investments, Inc., a Delaware corporation, on behalf of the corporation.

SARAH S. GOCHBERG
Notary Public, State of New York
No. 01G06059332
Certified in New York County
Commission Expires May 29, 2007 *DT*

Sarah Gochberg
Notary Public

STATE OF NEW YORK)
)SS.:
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me this 16 day of August, 2006 by Brad Cohen as Vice Director of UBS Real Estate Investments, Inc., a Delaware corporation, on behalf of the corporation.

SARAH S. GOCHBERG
Notary Public, State of New York
No. 01G06059332
Certified in New York County
Commission Expires May 29, 2007 *DT*

Sarah Gochberg
Notary Public

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EXHIBIT A

LEGAL DESCRIPTION

Lots 20, 21, 22, 23, and 24 in Block 38 in Pennock, in the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 40 North, Range 13, East of the third principal meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office