

# UNOFFICIAL COPY



This Instrument Prepared By  
and Upon Recording Return To:

Douglas Wisner, Esq.  
Mayer Brown LLP  
1675 Broadway  
New York, NY 10019

Doc#: 0924456022 Fee: \$52.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/01/2009 02:53 PM Pg: 1 of 9

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Space Above For Recorder's Use

## ASSIGNMENT OF LEASEHOLD MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING

FOR VALUE RECEIVED the undersigned hereby grants, assigns and transfer to ING Real Estate Finance (USA) LLC, in its capacity as the Administrative Agent for certain lenders (the "Assignee"), all of the right, title and interest of undersigned in and to that certain Leasehold Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing (the "Mortgage"), dated September 1, 2006 and executed by Parking Company of America Airports, LLC, a Delaware limited liability company, to Capmark Finance Inc., a corporation organized under the laws of the State of California and whose principal place of business is 200 Witmer Road, Horsham, Pennsylvania 19044 (the "Assignor") and recorded on September 15, 2006 as Document No. 0625848000 by the Cook County Recorder of Deeds, State of Illinois, described as follows:

The encumbered land is more particularly described in Exhibit A and Exhibit B, attached hereto and made a part here of by reference.

P.I.N.: \_\_\_\_\_

PROPERTY ADDRESS: 3700 North Mannheim Road, Franklin Park, Cook County, Illinois

Together with the note or notes therein described or referred to (other than the note or notes that will continue to be held by the Assignor as a lender after giving effect to this instrument), the money due and to become due thereon with interest (other than amounts payable under the note or notes held by the Assignor as a lender after giving effect to this Assignment), and all rights accrued or to accrue under said Mortgage.

ASSIGNOR represents and warrants to Assignee, its successors and assigns that (a) Assignor is the sole, true and lawful owner and holder of the Mortgage assigned by it herein, free and clear of any liens, pledges, security interests or encumbrances whatsoever, (b) Assignor has full and lawful right to make this Assignment and vest in Assignee the interests created hereby, (c) there has been no amendment, assignment or modification of the Mortgage, and (d) the person executing this Assignment on behalf of Assignor has the power and authority to do so. Except for the representations and warranties stated above, Assignor makes no representations or warranties of any kind to Assignee (or any subsequent

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assignee of Assignee) with respect to the Mortgage, the encumbered land described in Exhibit A and Exhibit B attached hereto or the indebtedness secured by the Mortgage.

*[Remainder of page is blank; signatures appear on next page.]*

~~Property of Cook County Clerk's Office~~

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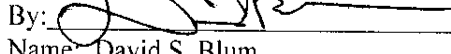
IN WITNESS WHEREOF, Assignor has executed and delivered this Assignment of Mortgage as of the 4<sup>th</sup> day of August, 2009.

Signed, sealed and delivered in the presence of:

**ASSIGNOR:**

CAPMARK FINANCE INC.

\_\_\_\_\_  
Name:

By:   
Name: David S. Blum  
Title: Vice President  
Date: \_\_\_\_\_

\_\_\_\_\_  
Name:

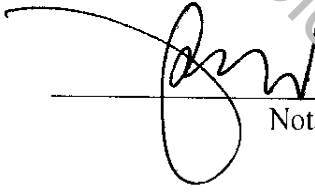
Attest: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK)

On this 4 day of August, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared David S. Blum, personally known to me or proved to me on the basis of satisfactory evidence, to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public  
MARIA LOURDES LIBAN  
Notary Public, State of New York  
No. 01LI6196822  
Qualified in New York County  
Term Expires November 17, 2012  
Commission Expires \_\_\_\_\_

NOTARY SEAL

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## EXHIBIT A

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3700 Mannheim Road  
Franklin Park, Cook County, IL

**PARCEL ONE:**

ALL THAT PART OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$  WHICH IS 1646.75 FEET SOUTH OF THE NORTHEAST CORNER AND 995.25 FEET NORTH OF THE SOUTHEAST CORNER OF THE SAID NORTHEAST  $\frac{1}{4}$ ; THENCE WEST ALONG A LINE PERPENDICULAR TO SAID EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$  A DISTANCE OF 74.65 FEET TO THE NORTHEAST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED AND THE POINT OF BEGINNING OF THE DESCRIPTION THEREOF; THENCE CONTINUING WEST ALONG THE ABOVE MENTIONED PERPENDICULAR LINE, A DISTANCE OF 350.0 FEET, WHICH LINE FOR THE WEST 40.5 FEET, MORE OR LESS, OF ITS LENGTH IS COINCIDENT WITH THE NORTH FACE OF THE NORTH WALL OF A BRICK BUILDING; THENCE SOUTHWARDLY, A DISTANCE OF 700 FEET TO A POINT WHICH IS 425.27 FEET (MEASURED PERPENDICULARLY) WEST OF SAID EAST LINE OF THE NORTHEAST  $\frac{1}{4}$ ; THENCE EAST ALONG A LINE WHICH IS 700.0 FEET SOUTH OF AND PARALLEL WITH THE FIRST COURSE OF THIS DESCRIPTION, A DISTANCE OF 315 FEET TO A POINT WHICH IS 110.27 FEET WEST OF SAID EAST LINE OF THE NORTHEAST  $\frac{1}{4}$ ; THENCE NORTHWARDLY, A DISTANCE OF 375.29 FEET TO A POINT WHICH IS 124.94 FEET WEST OF SAID EAST LINE OF THE NORTHEAST  $\frac{1}{4}$  AND 325 FEET SOUTH OF SAID FIRST COURSE; THENCE EAST, PARALLEL WITH SAID FIRST COURSE, A DISTANCE OF 50 FEET TO A POINT WHICH IS 74.94 FEET WEST OF SAID EAST LINE OF THE NORTHEAST  $\frac{1}{4}$ ; THENCE NORTHWARDLY A DISTANCE OF 325 FEET TO THE POINT OF BEGINNING; EXCEPT FROM THE ABOVE DESCRIBED PREMISES THAT PART THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 295.25 FEET TO A POINT; THENCE WESTERLY, PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST  $\frac{1}{4}$  OF SECTION 20, A DISTANCE OF 110.27 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WESTERLY, PARALLEL TO SAID SOUTH  $\frac{1}{4}$  LINE, A DISTANCE OF 114.06 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE, A DISTANCE OF 262.05 FEET TO A POINT, SAID POINT BEING 119.29 FEET WESTERLY FROM THE EAST LINE OF SAID SECTION 20; THENCE SOUTHEASTERLY, A DISTANCE OF 235.92 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL TWO:**

THAT PART OF THE EAST  $\frac{1}{2}$  OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 20 AT POINT WHICH IS 97.00 FEET WEST FROM THE SOUTHEAST CORNER OF SAID NORTHEAST  $\frac{1}{4}$  AND RUNNING THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 20 (SAID SOUTH LINE BEING ALSO THE SOUTH LINE OF A PARCEL OF LAND CONVEYED TO

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THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 16685493), A DISTANCE OF 249.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND SO CONVEYED SAID SOUTHWEST CORNER BEING ALSO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$  OF SECTION 20 (SAID PARALLEL LINE BEING ALSO THE WEST LINE OF SAID PARCEL OF LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION) A DISTANCE OF 214.46 FEET; THENCE NORTHEASTWARDLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3149.0 FEET, A DISTANCE OF 4.48 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION DISTANT 343.19 FEET WEST FROM THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$ ; THENCE EAST ALONG SAID NORTH LINE (SAID NORTH LINE BEING 217.05 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST  $\frac{1}{4}$ ), A DISTANCE OF 238.33 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND; THENCE NORTHWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 76.12 FEET TO A POINT 110.27 FEET WEST FROM THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$  OF SECTION 20 AND 700 FEET SOUTH FROM THE SOUTH LINE OF WAVELAND AVENUE AS SAID WAVELAND AVENUE IS SHOWN ON THE MILWAUKEE ROAD'S PLAT OF INDUSTRIAL LOTS IN THE NORTHEAST  $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF WAVELAND AVENUE, A DISTANCE OF 314.26 FEET; THENCE SOUTH ALONG A STRAIGHT LINE, A DISTANCE OF 249.26 FEET TO A POINT 424.75 FEET, MEASURED AT RIGHT ANGLES WEST FROM THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$  OF SECTION 20; THENCE SOUTHWARDLY ALONG THE ARC OF A CIRCLE WHICH IS TANGENT TO THE LAST DESCRIBED COURSE, IS CONVEX TO THE WEST AND HAS A RADIUS OF 468.34 FEET, AN ARC DISTANCE OF 40.50 FEET TO AN INTERSECTION WITH SAID SOUTH LINE OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 20; THENCE EAST ALONG SAID SOUTH LINE OF THE NORTHEAST  $\frac{1}{4}$  A DISTANCE OF 77.08 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER WHICH IS 1646.75 FEET SOUTH OF THE NORTHEAST CORNER AND 995.25 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A LINE PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 74.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 350.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 02 SECONDS WEST, A DISTANCE OF 700.00 FEET TO A POINT WHICH IS 425.27 FEET (MEASURED PERPENDICULARLY) WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE WHICH IS 700.00 FEET

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SOUTH OF AND PARALLEL WITH THE FIRST COURSE OF THIS DESCRIPTION, A DISTANCE OF 0.74 FEET TO A POINT WHICH IS 424.53 FEET WEST OF, AS MEASURED ALONG A LINE THAT IS 700 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WAVELAND AVENUE AS SAID WAVELAND AVENUE IS SHOWN ON THE MILWAUKEE ROAD'S PLAT OF INDUSTRIAL LOTS IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 00 DEGREES 03 MINUTES 02 SECONDS WEST ALONG A STRAIGHT LINE, A DISTANCE OF 249.26 FEET TO A POINT 424.75 FEET, AS MEASURED AT RIGHT ANGLES WEST FROM THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 20; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 468.34 FEET FOR AN ARC LENGTH OF 41.15 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 20 MINUTES 17 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 77.01 FEET TO A POINT WHICH IS 346.00 FEET WEST OF, AS MEASURED ALONG SAID SOUTH LINE, THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, SAID POINT BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 16685493; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 20, BEING ALSO THE WEST LINE OF SAID PARCEL OF LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION, A DISTANCE OF 214.46 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO LEFT, HAVING A RADIUS OF 3149.0 FEET FOR AN ARC LENGTH OF 4.48 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION, SAID POINT BEING 343.19 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 20; THENCE SOUTH 89 DEGREES 20 MINUTES 16 SECONDS EAST ALONG SAID NORTH LINE (SAID NORTH LINE BEING 217.95 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 20), A DISTANCE OF 238.33 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND; THENCE NORTH 04 DEGREES 04 MINUTES 27 SECONDS WEST, A DISTANCE OF 76.25 FEET TO A POINT THAT IS 110.27 FEET WEST FROM THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 20 AND 700 FEET SOUTH FROM THE SOUTH LINE OF WAVELAND AVENUE, AS AFORESAID; THENCE NORTH 02 DEGREES 14 MINUTES 25 SECONDS WEST ALONG A LINE (SAID LINE HEREINAFTER REFERRED TO AS LINE "A") IF EXTENDED WOULD INTERSECT AT A POINT 124.94 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 20 AND 325 FEET SOUTH OF THE FIRST COURSE OF THIS DESCRIPTION, A DISTANCE OF 1.28 FEET TO A POINT ON A LINE THAT IS 295.25 FEET, AS MEASURED ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 20 AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 20; THENCE NORTH 89 DEGREES 20 MINUTES 16 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 114.06 FEET; THENCE NORTH 23 DEGREES 38 MINUTES 27 SECONDS EAST ALONG A LINE IF EXTENDED 262.05 FEET WOULD TERMINATE AT A POINT 119.29 FEET WESTERLY FROM THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 260.97 FEET TO A POINT ON A LINE HEREIN REFERRED TO AS LINE "A"; THENCE NORTH 02 DEGREES 14 MINUTES 25

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SECONDS WEST ALONG SAID LINE "A", A DISTANCE OF 133.45 FEET TO A POINT 124.94 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 20 AND 325 FEET SOUTH OF THE FIRST COURSE OF THIS DESCRIPTION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH SAID FIRST COURSE, A DISTANCE OF 50.00 FEET TO A POINT THAT IS 74.94 FEET WEST OF SAID EAST LINE OF THE NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 03 MINUTES 04 SECONDS EAST, A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

12-20-202-007-000

12-20-202-039-000

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## EXHIBIT B

### Ground Lease

#### Franklin Park, IL, Cook County, Illinois

An unrecorded Parking Facility Lease by and between Urban Growth Property Limited Partnership, (the "Original Landlord") and Airport Satellite Parking O'Hare, L.L.C. (the "Original Tenant") dated October 22, 1998, (the "Lease") a Memorandum of which was dated May 16, 2001 and recorded October 25, 2002 as Document Number 0011000325; Original Landlord assigned all of its rights, title and interest in said Lease to PCAA Chicago, LLC (the "Ground Lessor") by that certain, unrecorded, Bill of Sale, Assignment and Assumption of Personal Property, Services Contracts and Park Lease dated December 19, 2003; said Lease was affected by the terms and provisions of the Lease Term and Supplement to Memorandum of Lease dated December 22, 2003 by and between Landlord and Parking Company of America Airports, LLC recorded December 23, 2003 as Document Number 0035727104.