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INSTRUMENT PREPARED BY:
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161 N. Clark Street - Suite 550
Chicago, Illinois 60601

Doc#: 1001226187 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/12/2010 02:54 PM Pg: 1 of 2

MAIL TO:
The First Commercial Bank
6945 N. Clark Street
Chicago, IL 60626

COLLATERAL ASSIGNMENT OF PROMISSORY NOTE AND MORTGAGE AND ASSIGNMENT OF LEASES AND RENTS

This collateral assignment is made and entered into this 14th day of December, 2009, by and between 4453-59 W. DIVERSEY LLC, an Illinois limited liability company (hereinafter referred to as Assignor) and THE FIRST COMMERCIAL BANK (hereinafter referred to as Assignee), which maintains an office and place of business at 6945 N. Clark Street, Chicago, Illinois 60626.

WHEREAS, Assignor wishes to purchase all of Assignee's interest in a Promissory Note dated August 1, 2008 in the original principal amount of \$1,700,000.00 (hereinafter called the Note), executed and delivered to Assignee by PMW Properties, LLC, an Illinois limited liability company (hereinafter called the Borrower), which Note has been assigned by Lender to Assignor pursuant to an Assignment of Note and Mortgage dated December 14, 2009.

WHEREAS, the Note is secured by a Mortgage and Assignment of Leases and Rents dated August 1, 2008 executed by Borrower and recorded with the Cook County Recorder of Deeds as Document Nos. 0824626043 and 0824626044 respectively, (collectively, the Mortgage) upon the real estate legally described as follows:

LOTS 21, 22 AND 23 IN BLOCK 1 IN S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-27-303-001-0000

Common Address: 4453-59 W. Diversey, Chicago, IL

WHEREAS, Assignor wishes to borrow the sum of \$1,750,000.00 from Assignee in order to purchase the Note and Mortgage from Assignee and Assignee is willing to lend said sum to Assignor provided that Assignor collaterally assigns to Assignee all of its interest in the Note and Mortgage, all related documents thereto, and all principal and interest outstanding and accruing under the Note and Mortgage.

BOX 441

2/11/10

