

UNOFFICIAL COPY



Doc#: 1008931151 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/30/2010 04:32 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Aurora Bank FSB
Attn: Special Assets
27472 Portola Pkwy, Suite 205, #419
Foothill Ranch, CA 92610
Loan# 00302318

This Assignment Prepared By: Jennifer Henninger, Special Assets Administrative Assistant
Aurora Bank FSB
25510 Commercentre Dr., Suite 100
Lake Forest, CA 92630

ASSIGNMENT OF MORTGAGE AND OTHER LOAN DOCUMENTS

FOR VALUE RECEIVED the undersigned AURORA BANK FSB FORMERLY KNOWN AS LEHMAN BROTHERS BANK, FSB, (hereinafter "ASSIGNOR"), to and in favor of U.S. Bank National Association, as Trustee of the Lehman Brothers Small Balance Commercial Mortgage Pass-Through Certificates, 2007-2 (hereinafter "Assignee") effective as of the 16th day of July, 2007.

WHEREAS, ASSIGNOR is the current holder of that certain Mortgage dated 04/19/2007 executed by Emanuel Torelli aka Emanuele Torelli, and Nick Battaglia, as tenants in common, as Borrower and recorded on 05/16/2007, as 0713640142, in the Official Records of Cook County, Illinois, which Mortgage may have been delivered to ASSIGNOR to secure certain indebtedness and obligations as described in the Mortgage ("Indebtedness"), and which Mortgage encumbers that certain real property described on Exhibit "A" attached hereto and incorporated herein by this reference, which property is also known as 2427 West Grand Avenue, Chicago, IL.

WHEREAS, the Mortgage and each and all of the loan, security, guaranty, and/or any other documents incident to or connected with the foregoing delivered in favor of ASSIGNOR in connection with the Mortgage and/or the Indebtedness are hereinafter collectively referred to as the "Loan Documents."

WHEREAS, for good and valuable consideration, ASSIGNOR hereby desires to absolutely assign the Loan Documents to Assignee (including without limitation the Mortgage).

UNOFFICIAL COPY

ASSIGNMENT OF MORTGAGE AND OTHER LOAN DOCUMENTS

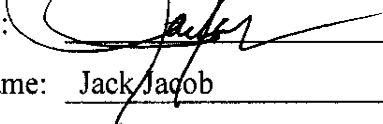
Page 2

(Continued)

NOW, THEREFORE, ASSIGNOR agrees as follows:

1. ASSIGNOR hereby absolutely grants, sells, assigns, transfers, and conveys to Assignee all of Assignor's right, title and interest in, to and under the Mortgage, the Note, the Indebtedness and each and all of the other Loan Documents (including without limitation all evidence of Indebtedness, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Mortgage).
2. ASSIGNOR hereby represents and warrants to and covenants with Assignee as of the date of recordation hereof, concerning the Loan Documents, as follows:
 - a. ASSIGNOR is the true and lawful sole owner of the Loan Documents;
 - b. ASSIGNOR has full right, title and authority to make this Assignment of the Loan Documents to Assignee;
 - c. ASSIGNOR has not executed any transfer, conveyance, release, discharge, satisfaction or cancellation of any of its rights under the Loan Documents nor released any portion of the security described in the Mortgage or the liability for the payment of the Note;
 - d. Promptly upon request by Assignee, ASSIGNOR will endorse and deliver the Note to Assignee, or its designee or order, without recourse; and
 - e. Neither the Borrower under the Mortgage nor its successors, assigns, grantees nor any other persons or entities has as of the date hereof notified ASSIGNOR of, nor is ASSIGNOR aware of, any defense to the validity or enforceability of the Note, the Mortgage or the Loan Documents;
 - f. The Mortgage does not secure any indebtedness other than evidenced by the Note; and
 - g. The person executing this Assignment on behalf of ASSIGNOR has full power and authority to do so.

**AURORA BANK FSB f/k/a
LEHMAN BROTHERS BANK, FSB**

By: 
 Name: Jack Jacob
 Its: Vice President
 Date: March 16, 2010

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOTS 5 AND 6 IN SUB BLOCK 4 IN GAGE AND MCKEY'S SUBDIVISION OF BLOCK 9 IN WRIGHT AND WEBSTER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 16-12-220-001-0000 and 16-12-220-002-0000

Property Address: 2427 W Grand Ave., Chicago, Illinois

Property of Cook County Clerk's Office