

# UNOFFICIAL COPY



RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
J. MICHAEL MCCOY, ESQ.  
ANDERSON, McCOY & ORTA, P.C.  
100 North Broadway, 26th Floor  
Oklahoma City, Oklahoma 73102  
Telephone: 888-236-0007  
AMO File No. 401.777  
Loan Number: 03-0265048/Riverside Plaza  
**Cook County, Illinois**

Doc#: 1100618004 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/06/2011 10:34 AM Pg: 1 of 5

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

## ASSIGNMENT OF LEASEHOLD MORTGAGE AND SECURITY AGREEMENT AND ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

KNOW THAT

MORGAN STANLEY MORTGAGE CAPITAL HHOLDINGS LLC, a New York corporation, having an address of 1221 Avenue of the Americas, New York, New York 10020, ("Assignor"),

For valuable consideration paid by:

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE MORGAN STANLEY CAPITAL I INC. COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-XLF, having an address of 135 South LaSalle Street, Suite 1640, Chicago, Illinois 60603 ("Assignee"),

the receipt and sufficiency of which is hereby acknowledged, Assignor does hereby grant, bargain, sell, convey, assign, transfer, and set over, without recourse, representation and warranty, except as set forth in that certain related Mortgage Loan Purchase Agreement all of Assignor's right, title and interest, of any kind whatsoever, including that of mortgagee, beneficiary, payee, assignee or secured party (as the case may be), in and to the following:

**Leasehold Mortgage and Security Agreement** dated September 27, 2006, by BREF BNK CHICAGO LLC, a Delaware limited liability company, ("Borrower"), to Assignor, and recorded October 6, 2006, as Document Number 0627939035, with the Cook County Recorder, Illinois ("County Recorder") as same may have been amended; and

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**Assignment of Leases and Rents** dated September 27, 2006 by Borrower to Assignor and recorded October 6, 2006, as Document Number 0627939036, with said County Recorder, as same may have been amended.

covering the premises more specifically described on EXHIBIT "A" a/k/a 420 West Van Buren, Chicago, IL.

PIN: 17-16-121-003-6002 Vol. 591  
17-16-121-003-6001 Vol. 591

TO HAVE AND TO HOLD the same unto the Assignee and to the successors, legal representatives and assigns of the Assignee forever.

IN WITNESS WHEREOF, the Assignor has caused these presents to be effective as of February 15, 2007.

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Property of Cook County Clerk's Office

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ASSIGNOR:

**MORGAN STANLEY MORTGAGE CAPITAL INC.,  
a New York Corporation**

By: 

Name: Kristin Sansone

Title: Vice President


STATE OF NEW YORK )

COUNTY OF NEW YORK )

On the 22<sup>nd</sup> day of February, 2007, before me, Lucy Robinson, a Notary Public in and for said state, personally appeared Kristin Sansone, as Vice President of Morgan Stanley Mortgage Capital Inc., personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Signature:   
Notary Public

LUCY ROBINSON  
NOTARY PUBLIC, STATE OF NEW YORK  
No. 01R06091186  
QUALIFIED IN KINGS COUNTY  
MY COMMISSION EXPIRES APRIL 28, 2007

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## Exhibit A

300 Riverside  
Chicago, IL

## A) Leasehold as to the land described in Parcel 1 and Parcel 2 below:

Leasehold estate created by the instrument herein referred to as the Lease, executed by Chicago Union Station Company, as Lessor and TJC Associates, Inc., as Lessee which appears of record as an attachment to an assignment of lease recorded as Document No. 25607453; amendment recorded as Document No. 25767019; second amendment recorded as Document No. 88200211; third amendment recorded as Document No. 90483165; fourth amendment recorded as Document No. 95012641; and fifth amendment recorded October 3, 1995 as Document No. 95669327; assigned by TJC Associates, Inc., to TJC Associates, an Illinois limited partnership, recorded as Document No. 25607453 and revised as 25623967; assigned by TJC Associates, an Illinois limited partnership, to Gateway IV Joint Venture, recorded as Document No. 25641901; assigned by Gateway IV Joint Venture, to Harris Trust and Savings Bank, Trustee under Trust No. 95044, recorded as Document No. 92723834; assigned by Harris Trust and Savings Bank, Trustee under Trust No. 95044, to American National Bank and Trust Company, as Trustee under Trust No. 120500-01, recorded as Document No. 95669326; assigned by Chicago Title Land Trust Company, as Successor Trustee under Trust No. 120500-01, to Banc One Building Corporation, recorded as Document No. 0609015164, and assigned by Banc One Building Corporation, to BREOF BNK Chicago LLC, a Delaware limited liability company, recorded October 4, 2006 as Document No. 0627745017, demising the land for a term of years as stated therein; and

## B) Fee ownership of the buildings and improvements now located on the land described in Parcel 1 and Parcel 2 below:

## PARCEL 1:

LOT 7 (EXCEPT THE WEST 122.53 FEET THEREOF) IN RAILROAD COMPANIES' RESUBDIVISION OF BLOCKS 62 TO 76, BOTH INCLUSIVE, BLOCK 78, PARTS OF BLOCKS 61 AND 77 AND CERTAIN VACATED STREETS AND ALLEYS IN SCHOOL SECTION ADDITION TO CHICAGO, A SUBDIVISION OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1924 IN BOOK 188 ON PAGES 11 TO 28, BOTH INCLUSIVE, AS DOCUMENT NUMBER 8339751 (EXCEPTING THEREFROM THAT PART THEREOF LYING BELOW OR BENEATH THE AIR RIGHTS LIMITING PLANE OR ELEVATION SET FORTH IN APPENDIX "B" TO LEASE RECORDED OCTOBER 2, 1980 AS DOCUMENT 25607453 AND WHICH IS INDICATED IN SAID APPENDIX "B" TO BE 32 FEET 10 INCHES ABOVE CHICAGO CITY DATUM), IN COOK COUNTY, ILLINOIS.

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## PARCEL 2:

ALL LAND AND SPACES BELOW THE AIR RIGHTS LIMITING PLANE DESCRIBED IN PARCEL 1 ABOVE AS ARE OCCUPIED BY COLUMNS, TRUSSES, HORIZONTAL STRUCTURAL MEMBERS, INCLUDING THE FINISHED MEZZANINE FLOOR, FOUNDATIONS AND OTHER SUPPORTS FOR THE BUILDING CONTEMPLATED BY THE LEASE DESCRIBED IN PARCEL 1 ABOVE AND SMOKE EXHAUST PLENUMS, ELEVATOR PITS, FUEL TANKS, PUMPING STATIONS AND MECHANICAL EQUIPMENT LOCATED BELOW SAID AIR RIGHTS LIMITING PLANE FOR THE PURPOSE OF SAID CONTEMPLATED BUILDING, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 ABOVE FOR THE CONSTRUCTION, USE, MAINTENANCE, REPAIR, REPLACEMENT OR RENEWAL FROM TIME TO TIME OF ADEQUATE COLUMNS, TRUSSES, HORIZONTAL STRUCTURAL MEMBERS, INCLUDING THE FINISHED MEZZANINE FLOOR, FOUNDATIONS AND OTHER SUPPORTS FOR THE BUILDING CONTEMPLATED UNDER THE LEASE DESCRIBED IN PARCEL 1 ABOVE AND SMOKE EXHAUST PLENUMS, ELEVATOR PITS, FUEL TANKS, PUMPING STATIONS AND MECHANICAL EQUIPMENT, IN THE LAND AND SPACE BELOW THE AIR RIGHTS LIMITING PLANE DESCRIBED IN PARCEL 1 ABOVE, IN COOK COUNTY, ILLINOIS.

## PARCEL 4:

A NON-EXCLUSIVE APPURTENANT EASEMENT IN FAVOR OF PARCELS 1, 2 AND 3 AS CREATED BY DEED OF EASEMENT RECORDED JANUARY 31, 1990 AS DOCUMENT NO. 90047309 AND AS AMENDED BY FIRST AMENDMENT TO DEED OF EASEMENT RECORDED OCTOBER 9, 1990 AS DOCUMENT NO. 90-91486, MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 17, 1983 AND KNOWN AS TRUST NO. 107292 TO GATEWAY IV JOINT VENTURE AND OTHERS, FOR THE USE OF 1,100 PUBLIC PARKING SPACES IN THE GARAGE, AS DEFINED THEREIN, WITH RIGHTS OF INGRESS AND EGRESS AND AN EASEMENT FOR THE PURPOSE OF CONSTRUCTION OF SUCH REPAIRS OR RESTORATION FOR THE PERIOD REQUIRED TO COMPLETE SUCH REPAIRS OR RESTORATION ON, OVER AND ACROSS THE FOLLOWING DESCRIBED LEGAL DESCRIPTION:

LOTS 5, 6, 7 AND 8 (EXCEPT FROM SAID LOTS THAT PART FALLING IN ALLEY) IN BLOCK 49 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

17-16-121-003-6001  
- 6002