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Recorded By:

PREPARED BY:
CITIBANK, N.A.
ONE SANSOME STREET
20TH FLOOR
SAN FRANCISCO, CA 94104

Doc#: 1202310006 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/23/2012 09:34 AM Pg: 1 of 4

And When Recorded Mail To:

REFUND & RETURN TO 24461
CT LIEN SOLUTIONS
P.O. BOX 29071
Glendale, CA 91209-9071
31324210-IL-Cook County Rec

(Space above this line for Recorder's use)

ASSIGNMENT OF MORTGAGE AND ASSIGNMENT OF RENTS AND LEASES

CITIBANK, N.A., national banking association ("Assignor") as successor by merger to Citibank, Federal Savings Bank, a federal savings bank, having an address of One Sansome Street, San Francisco, CA 94104, the holder of:

- That certain mortgage dated February 14, 2001 from LaSalle Bank National Association as Trustee under Trust Agreement Dated October 5, 1992 and known as Trust No. 1715 in favor of Assignor Citibank, F.S.B. recorded March 15, 2001 as Document/Instrument No. 0010207931 in the Official Records of Cook County, Illinois (together with any amendments, renewals, extensions, or modifications thereto, the "Mortgage").
- That certain assignment of rents and leases dated of even date with the Mortgage recorded March 15, 2001 as Document/Instrument No. 0010207935 in the Official Records of Cook County, Illinois (together with any amendments, renewals, extensions, or modifications thereto, the "Assignment of Rents").

does hereby assign the Mortgage and the Assignment of Rents, and the notes and claims secured thereby, to LPP Mortgage Ltd. ("Assignee") with an address of 7195 Dallas Parkway, Plano, TX 75024. This assignment is made without recourse, representations or warranties of any kind.

S	<u>Yes</u>
P	<u>4</u>
S	<u>N</u>
M	<u>N</u>
SC	<u>yes</u>
E	<u>yes</u>
INT	<u>no</u>

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IN WITNESS WHEREOF, Assignor has duly executed this assignment as of December 14, 2011.

CITIBANK, N.A.

By: K. Flower
Karma Flower, Vice President

STATE OF CALIFORNIA)
)
COUNTY OF SAN FRANCISCO)

On December 27, 2011 before me, Amy Coffin, a notary public, personally appeared Karma Flower, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



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premises (defined below) and the security interest and lien created hereby), and in consideration for the loan evidenced by the Note and secured by this Mortgage, and for other valuable consideration, the receipt of which is hereby acknowledged, Mortgagor does by these presents MORTGAGE, GRANT, REMISE, RELEASE, ALIEN and CONVEY unto the Mortgagee, its successors and assigns, to have and to hold the following described real estate ("Land"), right, title and interest therein, situate, lying and being in the City of Wheeling, County of Cook, and State of Illinois, to-wit:

SEE ATTACHED RIDER FOR LEGAL DESCRIPTION

PIN: 03-12-300-161-0000

more commonly known as:

375 Inland Drive, Wheeling, IL 60090

TOGETHER with all of the following property of Mortgagor (but excluding any property owned by a tenant), which together with the Land is referred to in this Mortgage as the "premises" or the "mortgaged property":

(a) **Appurtenances.** All tenements, rights, easements, hereditaments, rights of way, privileges, liberties, appendages and appurtenances now or hereafter belonging or in anywise appertaining to the Land (including without limitation, all rights relating to storm and sanitary sewer, water, gas, electric, railway and telephone services); all development rights, air rights, water, water rights, water stock, gas, oil minerals, coal and other substances of any kind or character underlying or relating to the Land; all estate, claim, demand, right, title or interest of the Mortgagor in and to any street, road, highway, or alley (vacated or otherwise) adjoining the Land or any part thereof; all strips and gores belonging, adjacent or pertaining to the Land; and any afteracquired title to any of the foregoing;

(b) **Improvements and Fixtures.** All buildings, structures, replacements, furnishings, fixtures, fittings and other improvements and property of every kind and character now or hereafter located or erected on the Land, together with all building or construction materials, equipment, appliances, machinery, plant equipment, fittings, apparatus, fixtures and other articles of any kind or nature whatsoever now or hereafter found on, affixed to or attached to the Land or said improvements, including (without limitation) all motors, boilers, engines and devices for the operation of pumps, and all heating, electrical, lighting, power, plumbing, air conditioning, refrigeration and ventilation equipment (all of the foregoing is herein referred to collectively as the "Improvements");

(c) **Personal Property.** All building materials, goods, construction materials, appliances (including stoves, refrigerators, water fountains and coolers, fans, heaters, incinerators, compactors, dishwashers, clothes washers and dryers, water heaters and similar equipment), supplies, blinds, window shades, carpeting, floor coverings, elevators, office equipment, growing plants, fire sprinklers and alarms, control devices, equipment (including motor vehicles and all window cleaning, building cleaning, swimming pool, recreational, monitoring, garbage, air conditioning, pest control and other equipment), tools, furnishing, furniture, light fixtures, non-structural additions to the premises, and all other tangible property of any kind or character now or hereafter owned by the Mortgagor and used or useful in connection with the premises, any construction undertaken in or on the premises, any trade, business or other activity (whether or not engaged in for profit) for which the premises are used, the maintenance of the premises or the convenience of any guests, licensees or invitees of the Mortgagor, all regardless of whether located in or on the premises or located elsewhere for purposes of fabrication, storage or otherwise including (without limitation) all rights under and to the escrow account(s) established and maintained pursuant to this Mortgage (all of the foregoing is herein referred to collectively as the "Goods");

(d) **Intangibles.** All goodwill, trademarks, trade names, option rights, purchase contracts, books and records and general intangibles of the Mortgagor relating to the premises (or any portion thereof) and all accounts,

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LEGAL DESCRIPTION RIDER

PARCEL 1:

THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTION 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT NO. 7190290, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 527.00 FEET EAST AND 359.47 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION);

THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST 53.46 FEET
 THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST 27.75 FEET
 THENCE NORTH 68 DEGREES 56 MINUTES 00 SECONDS WEST 11.55 FEET
 THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST 4.56 FEET
 THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST 9.00 FEET
 THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST 4.56 FEET
 THENCE NORTH 68 DEGREES 56 MINUTES 00 SECONDS WEST 11.55 FEET
 THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST 22.21 FEET
 THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST 6.00 FEET
 THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST 10.58 FEET
 THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST 62.75 FEET;
 TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENT DATED JUNE 9, 1988 AND RECORDED JUNE 10, 1988 AS DOCUMENT NUMBER 88253526.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENT DATED SEPTEMBER 1, 1978 AND RECORDED ON OCTOBER 12, 1978 AS DOCUMENT NUMBER 24666972.

PARCEL 4:

EASEMENT FOR PARTY WALLS, INGRESS AND EGRESS AS CREATED BY AMENDMENT AND RESTATEMENT OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, PARTY WALLS AND EASEMENTS DATED JUNE 9, 1988 AND RECORDED ON JUNE 10, 1988 AS DOCUMENT NUMBER 88-253528 AND BY SUPPLEMENTAL DECLARATION TO FIRST AMENDMENT TO AGREEMENT TO PROVIDE PARTY WALL RIGHT, EASEMENTS, COVENANTS AND RESTRICTIONS DATED DECEMBER 19, 1989 AND RECORDED ON DECEMBER 20, 1989 AS DOCUMENT NUMBER 89-608946.