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PREPARED BY AND
RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Abraham Trieger, Esq.
Levenfeld Pearlstein, LLC
2 N. LaSalle Street, Suite 1300
Chicago, IL 60602

Doc#: 1207216067 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/12/2012 02:28 PM Pg: 1 of 4

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**ASSIGNMENT OF MORTGAGE, SECURITY AGREEMENT
AND FIXTURE FILING
AND
ASSIGNMENT OF LEASES AND RENTS**

Effective as of March 9, 2012, and FOR VALUE RECEIVED, the receipt and sufficiency of which are acknowledged, the undersigned absolutely and unconditionally sells, delivers, sets over, grants, conveys, assigns and transfers, without recourse, representation or warranty, except as otherwise expressly set forth in that certain Purchase and Sale Agreement, dated as of March 7, 2012 (the "Purchase Agreement"), by and between GA HIGGINS ROAD, LLC, a Delaware limited liability company (the "Seller"), having a principal address of c/o Principal Commercial Acceptance, LLC, 801 Grand Avenue, Des Moines, IA 50392, and HS 2727 CAPITAL, LLC, an Illinois limited liability company (the "Purchaser"), having a principal address of 501 N. Clinton, Unit 2505, Chicago, IL 60654, to the Purchaser, all of its right, title and interest in and to that certain mortgage (the "**Security Instrument**"), covering the property legally described on Exhibit A attached hereto, and that certain assignment of leases and rents, all as more particularly described on Exhibit B attached hereto.

TOGETHER WITH all right, title and interest in and to that note dated November 14, 2006 in the amount of \$7,000,000.00 by 2727 Higgins, LLC, a Delaware limited liability company, for the benefit of Principal Life Insurance Company, an Iowa corporation (the "Note") or other obligations secured thereby, the money due and to become due thereon, and all rights accrued or to accrue thereunder.

To have and to hold this Assignment unto the Purchaser, its successors and assigns forever.

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EXHIBIT A TO ASSIGNMENT OF MORTGAGE

LOT 1 IN HIGGINS AND TOUHY SUBDIVISION BEING A RE-SUBDIVISION OF LOTS 32 AND 33 IN CENTEX INDUSTRIAL PARK UNIT NO. 6, BEING A SUBDIVISION IN SECTIONS 26 AND 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND PLAT OF SUBDIVISION RECORDED JULY 20, 2007 AS DOCUMENT 0720115111.

Tax Parcel No. 08264100060000 and 08352010120000

PROPERTY ADDRESS:
2727 West Old Higgins Road
Elk Grove Village, Illinois 60007

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EXHIBIT B TO ASSIGNMENT OF MORTGAGE

Description of Security Instrument

- Mortgage, Security Agreement and Fixture Filing dated November 14, 2006 and recorded November 21, 2006 with the Cook County, Illinois Recorder of Deeds as Document No. 0632541191;
- Partial Release of Mortgage, Security Agreement and Fixture Filing (notarized December 26, 2007) recorded May 23, 2008 with the Cook County, Illinois Recorder of Deeds as Document No. 0814434092; and
- Assignment of Leases and Rents November 14, 2006, recorded on November 21, 2006, with the Cook County, Illinois Recorder of Deeds as Document No. 0632541192.

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