



Doc#: 1225039101 Fee: \$68.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/06/2012 12:25 PM Pg: 1 of 16

6 of 11

12000031163 Street

CMP CHICAGO BUSINESS CENTER, LLC, an
Illinois limited liability company,
and
CHICAGO MARKETPLACE, LLC, an
Illinois limited liability company, as assignor
(collectively, Borrower)

to

UBS REAL ESTATE SECURITIES INC., as assignee
(Lender)

**ASSIGNMENT
OF LEASES AND RENTS**

Dated: As of August 20, 2012

Location: Chicago Business Center
2600 West 35th Street
Chicago, Illinois 60632

Parcel Nos: 16-36-200-031; 16-36-200-033; 16-36-200-048;
16-36-201-032; 16-36-201-034; 16-36-201-35

and
Market Place
2455 South Damen Avenue
Chicago, Illinois 60608

Parcel Nos: 17-30-208-018-0000

County: Cook

PREPARED BY AND UPON
RECORDATION RETURN TO:

Cassin & Cassin LLP
2900 Westchester Avenue, Suite 402
Purchase, New York 10577
Attn: Recording Department

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THIS ASSIGNMENT OF LEASES AND RENTS (this "**Assignment**") made as of the 30th day of August, 2012, by **CMP CHICAGO BUSINESS CENTER, LLC**, an Illinois limited liability company ("**Business Center Borrower**"), as assignor, having its principal place of business at 2600 West 35th Street, Chicago, Illinois 60632 and **CHICAGO MARKETPLACE, LLC**, an Illinois limited liability company ("**Marketplace Borrower**"), as assignor, having its principal place of business at 2600 West 35th Street, Chicago, Illinois 60632 (collectively, "**Borrower**") to **UBS REAL ESTATE SECURITIES INC.**, a Delaware corporation, having an address at 1285 Avenue of the Americas, New York, New York 10019 ("**Lender**"), as assignee.

WITNESSETH:

WHEREAS, this Assignment is given in connection with a loan in the principal sum of **TWENTY THREE MILLION AND NO/100 DOLLARS (\$23,000,000.00)** (the "**Loan**") made by Lender to Borrower pursuant to that certain Loan Agreement dated as of the date hereof (as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, the "**Loan Agreement**") and evidenced by that certain Promissory Note dated the date hereof made by Borrower to Lender (as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, the "**Note**");

WHEREAS, the Note is secured by that certain Mortgage, Assignment of Leases and Rents and Security Agreement dated the date hereof (as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, the "**Mortgage**") made by Borrower for the benefit of Lender; and

WHEREAS, Borrower desires to further secure the payment of the Debt (as defined in the Loan Agreement) and the performance of all of its obligations under the Note, the Loan Agreement and the other Loan Documents.

NOW THEREFORE, in consideration of the making of the Loan by Lender and the covenants, agreements, representations and warranties set forth in this Assignment:

ARTICLE 1 - ASSIGNMENT

Section 1.1 **PROPERTY ASSIGNED.** Borrower hereby absolutely and unconditionally assigns and grants to Lender the following property, rights, interests and estates, now owned, or hereafter acquired by Borrower:

(a) **LEASES.** All leases, subleases or subsubleases, lettings, licenses, concessions or other agreements made a part thereof (whether written or oral and whether now or hereafter in effect), pursuant to which any Person is granted a possessory interest in, or a right to use or occupy, all or any portion of any space in those certain lots or pieces of land, more particularly described in Exhibits A-1 and A-2 each annexed hereto and made a part hereof, together with the buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter located (on any of the Individual Properties (as such term is defined in the Loan Agreement) (each an "**Individual**

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Property” and collectively, the “**Property**”) and every modification, amendment or other agreement relating to such leases, subleases, subsubleases, or other agreements entered into in connection with such leases, subleases, subsubleases, or other agreements and every guarantee of the performance and observance of the covenants, conditions and agreements to be performed and observed by the other party thereto, and the right, title and interest of Borrower, its successors and assigns, therein and thereunder.

(b) OTHER LEASES AND AGREEMENTS. All other leases and other agreements, whether or not in writing, affecting the use, enjoyment or occupancy of any Individual Property or any portion thereof now or hereafter made, whether made before or after the filing by or against Borrower of any petition for relief under 11 U.S.C. §101 et seq., as the same may be amended from time to time (the “**Bankruptcy Code**”) together with any extension, renewal or replacement of the same, this assignment of other present and future leases and present and future agreements being effective without further or supplemental assignment. The “leases” and the “lease provisions” described in Subsection 1.1(a) and the leases and other agreements described in this Subsection 1.1(b) are collectively referred to as the “**Leases**”.

(c) RENTS. All rents, rent equivalents, income, receivables, revenues, receipts, insurance proceeds, deposits and profits arising from the Leases and renewals thereof together with all rents, rent equivalents, income, fees, receivables, accounts, profits (including, but not limited to, all oil and gas or other mineral royalties and bonuses), charges for services rendered and any and all payment and consideration of whatever form or nature received by Borrower or its agents or employees from any and all sources relating to the use, enjoyment and occupancy of each Individual Property whether paid or accruing before or after the filing by or against Borrower of any petition for relief under the Bankruptcy Code (collectively, the “**Rents**”).

(d) BANKRUPTCY CLAIMS. All of Borrower’s claims and rights (the “**Bankruptcy Claims**”) to the payment of damages arising from any rejection by a lessee of any Lease under the Bankruptcy Code.

(e) LEASE GUARANTIES. All of Borrower’s right, title and interest in and claims under any and all lease guaranties, letters of credit and any other credit support (individually, a “**Lease Guaranty**”, collectively, the “**Lease Guaranties**”) given by any guarantor in connection with any of the Leases or leasing commissions (individually, a “**Lease Guarantor**”, collectively, the “**Lease Guarantors**”) to Borrower.

(f) PROCEEDS. All proceeds from the sale or other disposition of the Leases, the Rents, the Lease Guaranties and the Bankruptcy Claims.

(g) OTHER. All rights, powers, privileges, options and other benefits of Borrower as lessor under the Leases and beneficiary under the Lease Guaranties, including without limitation the immediate and continuing right to make claim for, receive, collect and receipt for all Rents payable or receivable under the Leases and all sums payable under the Lease Guaranties or pursuant thereto (and to apply the same to the payment of the Debt or the Other Obligations), and to do all other things which Borrower or any lessor is or may become entitled to do under the Leases or the Lease Guaranties.

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(h) ENTRY. The right, at Lender's option, upon revocation of the license granted herein, to enter upon any Individual Property in person, by agent or by court-appointed receiver, to collect the Rents.

(i) POWER OF ATTORNEY. Borrower's irrevocable power of attorney, coupled with an interest, to take any and all of the actions set forth in Section 3.1 of this Assignment and any or all other actions designated by Lender for the proper management and preservation of the Property.

(j) OTHER RIGHTS AND AGREEMENTS. Any and all other rights of Borrower in and to the items set forth in subsections (a) through (i) above, and all amendments, modifications, replacements, renewals and substitutions thereof.

ARTICLE 2 - TERMS OF ASSIGNMENT

Section 2.1 PRESENT ASSIGNMENT AND LICENSE BACK. It is intended by Borrower that this Assignment constitute a present, absolute assignment of the Leases, Rents, Lease Guaranties and Bankruptcy Claims, and not an assignment for additional security only. Nevertheless, subject to the terms of this Section 2.1 and the Cash Management Agreement, Lender grants to Borrower a revocable license to collect, receive, use and enjoy the Rents, as well as other sums due under the Lease Guaranties. Borrower shall hold the Rents, as well as all sums received pursuant to any Lease Guaranty, or a portion thereof sufficient to discharge all current sums due on the Debt, in trust for the benefit of Lender for use in the payment of such sums.

Section 2.2 NOTICE TO LESSEES. Borrower hereby authorizes and directs the lessees named in the Leases or any other future lessees or occupants of the Property and all Lease Guarantors to pay over to Lender or to such other party as Lender directs all Rents and all sums due under any Lease Guaranties upon receipt from Lender of written notice to the effect that Lender is then the holder of this Assignment and that an Event of Default (as defined in the Loan Agreement) exists, and to continue so to do until otherwise notified by Lender.

Section 2.3 INCORPORATION BY REFERENCE. All representations, warranties, covenants, conditions and agreements contained in the Loan Agreement and the other Loan Documents as same may be modified, renewed, substituted or extended are hereby made a part of this Assignment to the same extent and with the same force as if fully set forth herein.

ARTICLE 3- REMEDIES

Section 3.1 REMEDIES OF LENDER. Upon the occurrence of an Event of Default, the license granted to Borrower in Section 2.1 of this Assignment shall automatically be revoked, and Lender shall immediately be entitled to possession of all Rents and sums due under any Lease Guaranties, whether or not Lender enters upon or takes control of the Property. In addition, Lender may, at its option, without waiving such Event of Default, without regard to the adequacy of the security for the Debt, either in person or by agent, nominee or attorney, with or without bringing any action or proceeding, or by a receiver appointed by a court, dispossess Borrower and its agents and servants from the Property, without liability for trespass, damages or

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otherwise and exclude Borrower and its agents or servants wholly therefrom, and take possession of the Property (or any portion thereof) and all books, records and accounts relating thereto and have, hold, manage, lease and operate the Property (or any portion thereof) on such terms and for such period of time as Lender may deem proper and either with or without taking possession of the Property (or any portion thereof) in its own name, demand, sue for or otherwise collect and receive all Rents and sums due under all Lease Guaranties, including those past due and unpaid with full power to make from time to time all alterations, renovations, repairs or replacements thereto or thereof as Lender may deem proper and may apply the Rents and sums received pursuant to any Lease Guaranties to the payment of the following in such order and proportion as Lender in its sole discretion may determine, any law, custom or use to the contrary notwithstanding: (a) all expenses of managing and securing the Property, including, without being limited thereto, the salaries, fees and wages of a managing agent and such other employees or agents as Lender may deem necessary or desirable and all expenses of operating and maintaining each Individual Property, including, without being limited thereto, all taxes, charges, claims, assessments, water charges, sewer rents and any other liens, and premiums for all insurance which Lender may deem necessary or desirable, and the cost of all alterations, renovations, repairs or replacements, and all expenses incident to taking and retaining possession of the Property; and (b) the Debt, together with all costs and reasonable attorneys' fees. In addition, upon the occurrence of an Event of Default, Lender, at its option, may (1) at Borrower's expense, complete any construction on any Individual Property in such manner and form as Lender deems advisable, (2) exercise all rights and powers of Borrower, including, without limitation, the right to negotiate, execute, cancel, enforce or modify Leases, obtain and evict tenants, and demand, sue for, collect and receive all Rents from the Property and all sums due under any Lease Guaranties, (3) either require Borrower to pay monthly in advance to Lender, or any receiver appointed to collect the Rents, the fair and reasonable rental value for the use and occupancy of such part of the Property as may be in possession of Borrower or (4) require Borrower to vacate and surrender possession of all or any Individual Property to Lender or to such receiver and, in default thereof, Borrower may be evicted by summary proceedings or otherwise.

Section 3.2 OTHER REMEDIES. Nothing contained in this Assignment and no act done or omitted by Lender pursuant to the power and rights granted to Lender hereunder shall be deemed to be a waiver by Lender of its rights and remedies under the Loan Agreement, the Note, or the other Loan Documents and this Assignment is made and accepted without prejudice to any of the rights and remedies possessed by Lender under the terms thereof. The right of Lender to collect the Debt and to enforce any other security therefor held by it may be exercised by Lender either prior to, simultaneously with, or subsequent to any action taken by it hereunder. Borrower hereby absolutely, unconditionally and irrevocably waives any and all rights to assert any setoff, counterclaim or crossclaim of any nature whatsoever with respect to the obligations of Borrower under this Assignment, the Loan Agreement, the Note, the other Loan Documents or otherwise with respect to the Loan in any action or proceeding brought by Lender to collect same, or any portion thereof, or to enforce and realize upon the lien and security interest created by this Assignment, the Loan Agreement, the Note, or any of the other Loan Documents (provided, however, that the foregoing shall not be deemed a waiver of Borrower's right to assert any compulsory counterclaim if such counterclaim is compelled under local law or rule of procedure).

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Section 3.3 OTHER SECURITY. Lender may take or release other security for the payment of the Debt, may release any party primarily or secondarily liable therefor and may apply any other security held by it to the reduction or satisfaction of the Debt without prejudice to any of its rights under this Assignment.

Section 3.4 NON-WAIVER. The exercise by Lender of the option granted it in Section 3.1 of this Assignment and the collection of the Rents and sums due under the Lease Guaranties and the application thereof as herein provided shall not be considered a waiver of any default by Borrower under the Note, the Loan Agreement, the Leases, this Assignment or the other Loan Documents. The failure of Lender to insist upon strict performance of any term hereof shall not be deemed to be a waiver of any term of this Assignment. Borrower shall not be relieved of Borrower's obligations hereunder by reason of (a) the failure of Lender to comply with any request of Borrower or any other party to take any action to enforce any of the provisions hereof or of the Loan Agreement, the Note or the other Loan Documents, (b) the release regardless of consideration, of the whole or any part of the Property, or (c) any agreement or stipulation by Lender extending the time of payment or otherwise modifying or supplementing the terms of this Assignment, the Loan Agreement, the Note, or the other Loan Documents. Lender may resort for the payment of the Debt to any other security held by Lender in such order and manner as Lender, in its discretion, may elect. Lender may take any action to recover the Debt, or any portion thereof, or to enforce any covenant hereof without prejudice to the right of Lender thereafter to enforce its rights under this Assignment. The rights of Lender under this Assignment shall be separate, distinct and cumulative and none shall be given effect to the exclusion of the others. No act of Lender shall be construed as an election to proceed under any one provision herein to the exclusion of any other provision.

Section 3.5 BANKRUPTCY. (a) Upon or at any time after the occurrence of an Event of Default, Lender shall have the right to proceed in its own name or in the name of Borrower in respect of any claim, suit, action or proceeding relating to the rejection of any Lease, including, without limitation, the right to file and prosecute to the exclusion of Borrower, any proofs of claim, complaints, motions, applications, notices and other documents, in any case in respect of the lessee under such Lease under the Bankruptcy Code.

(b) If there shall be filed by or against Borrower a petition under the Bankruptcy Code, and Borrower, as lessor under any Lease, shall determine to reject such Lease pursuant to Section 365(a) of the Bankruptcy Code, then Borrower shall give Lender not less than ten (10) days' prior notice of the date on which Borrower shall apply to the bankruptcy court for authority to reject the Lease. Lender shall have the right, but not the obligation, to serve upon Borrower within such ten-day period a notice stating that (i) Lender demands that Borrower assume and assign the Lease to Lender pursuant to Section 365 of the Bankruptcy Code and (ii) Lender covenants to cure or provide adequate assurance of future performance under the Lease. If Lender serves upon Borrower the notice described in the preceding sentence, Borrower shall not seek to reject the Lease and shall comply with the demand provided for in clause (i) of the preceding sentence within thirty (30) days after the notice shall have been given, subject to the performance by Lender of the covenant provided for in clause (ii) of the preceding sentence.

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ARTICLE 4 - NO LIABILITY, FURTHER ASSURANCES

Section 4.1 NO LIABILITY OF LENDER. This Assignment shall not be construed to bind Lender to the performance of any of the covenants, conditions or provisions contained in any Lease or Lease Guaranty or otherwise impose any obligation upon Lender. Lender shall not be liable for any loss sustained by Borrower resulting from Lender's failure to let the Property after an Event of Default or from any other act or omission of Lender in managing the Property after an Event of Default. Lender shall not be obligated to perform or discharge any obligation, duty or liability under the Leases or any Lease Guaranties or under or by reason of this Assignment and Borrower shall indemnify Lender for, and hold Lender harmless from, any and all liability, loss or damage which may or might be incurred under the Leases, any Lease Guaranties or under or by reason of this Assignment and from any and all claims and demands whatsoever, including the defense of any such claims or demands which may be asserted against Lender by reason of any alleged obligations and undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in the Leases or any Lease Guaranties. Should Lender incur any such liability, the amount thereof, including costs, expenses and reasonable attorneys' fees, shall be secured by this Assignment and by the Mortgage and the other Loan Documents and Borrower shall reimburse Lender therefor immediately upon demand and upon the failure of Borrower so to do Lender may, at its option, declare all sums secured by this Assignment and by the Mortgage and the other Loan Documents immediately due and payable. This Assignment shall not operate to place any obligation or liability for the control, care, management or repair of the Property upon Lender, nor for the carrying out of any of the terms and conditions of the Leases or any Lease Guaranties; nor shall it operate to make Lender responsible or liable for any waste committed on any Individual Property by the tenants or any other parties, or for any dangerous or defective condition of any Individual Property including, without limitation, the presence of any Hazardous Substances, or for any negligence in the management, upkeep, repair or control of any Individual Property resulting in loss or injury or death to any tenant, licensee, employee or stranger.

Section 4.2 NO MORTGAGEE IN POSSESSION. Nothing herein contained shall be construed as constituting Lender a "mortgagee in possession" in the absence of the taking of actual possession of the Property by Lender. In the exercise of the powers herein granted Lender, no liability shall be asserted or enforced against Lender, all such liability being expressly waived and released by Borrower.

Section 4.3 FURTHER ASSURANCES. Borrower will, at the cost of Borrower, and without expense to Lender, do, execute, acknowledge and deliver all and every such further acts, conveyances, assignments, notices of assignments, transfers and assurances as Lender shall, from time to time, require for the better assuring, conveying, assigning, transferring and confirming unto Lender the property and rights hereby assigned or intended now or hereafter so to be, or which Borrower may be or may hereafter become bound to convey or assign to Lender, or for carrying out the intention or facilitating the performance of the terms of this Assignment or for filing, registering or recording this Assignment and, on demand, will execute and deliver and hereby authorizes Lender to execute in the name of Borrower to the extent Lender may lawfully do so, one or more financing statements, chattel mortgages or comparable security instruments, to evidence more effectively the lien and security interest hereof in and upon the Leases.

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ARTICLE 5 - MISCELLANEOUS PROVISIONS

Section 5.1 CONFLICT OF TERMS. In case of any conflict between the terms of this Assignment and the terms of the Loan Agreement, the terms of the Loan Agreement shall prevail.

Section 5.2 NO ORAL CHANGE. This Assignment and any provisions hereof may not be modified, amended, waived, extended, changed, discharged or terminated orally, or by any act or failure to act on the part of Borrower or Lender, but only by an agreement in writing signed by the party against whom the enforcement of any modification, amendment, waiver, extension, change, discharge or termination is sought.

Section 5.3 GENERAL DEFINITIONS. All capitalized terms not defined herein shall have the respective meanings set forth in the Loan Agreement. Unless the context clearly indicates a contrary intent or unless otherwise specifically provided herein, words used in this Assignment may be used interchangeably in singular or plural form and the word "Borrower" shall mean "each Borrower and any subsequent owner or owners of the Property or any part thereof or interest therein," the word "Lender" shall mean "Lender and any subsequent holder of the Note, the word "Note" shall mean "the Note and any other evidence of indebtedness secured by the Loan Agreement," the word "Property" shall include any portion of any Individual Property and any interest therein, the phrases "attorneys' fees", "legal fees" and "counsel fees" shall include any and all attorney's, paralegal and law clerk fees and disbursements, including, but not limited to, fees and disbursements at the pre-trial, trial and appellate levels incurred or paid by Lender in protecting its interest in the Property, the Leases and the Rents and enforcing its rights hereunder; whenever the context may require, any pronouns used herein shall include the corresponding masculine, feminine or neuter forms, and the singular form of nouns and pronouns shall include the plural and vice versa.

Section 5.4 INAPPLICABLE PROVISIONS. If any term, covenant or condition of this Assignment is held to be invalid, illegal or unenforceable in any respect, this Assignment shall be construed without such provision.

Section 5.5 GOVERNING LAW. (A) **THIS ASSIGNMENT WAS NEGOTIATED IN THE STATE OF NEW YORK, AND MADE BY BORROWER AND ACCEPTED BY LENDER IN THE STATE OF NEW YORK, AND THE PROCEEDS OF THE NOTE WERE DISBURSED FROM THE STATE OF NEW YORK, WHICH STATE THE PARTIES AGREE HAS A SUBSTANTIAL RELATIONSHIP TO THE PARTIES AND TO THE UNDERLYING TRANSACTION EMBODIED HEREBY, AND IN ALL RESPECTS, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, MATTERS OF CONSTRUCTION, VALIDITY AND PERFORMANCE, THIS ASSIGNMENT AND THE OBLIGATIONS ARISING HEREUNDER SHALL BE GOVERNED BY, AND CONSTRUED IN ACCORDANCE WITH, THE LAWS OF THE STATE OF NEW YORK APPLICABLE TO CONTRACTS MADE AND PERFORMED IN SUCH STATE (WITHOUT REGARD TO PRINCIPLES OF CONFLICT OF LAWS) AND ANY APPLICABLE LAW OF THE UNITED STATES OF AMERICA, EXCEPT THAT AT ALL TIMES (I) THE PROVISIONS FOR THE CREATION, PERFECTION, PRIORITY AND ENFORCEMENT OF THE LIENS AND SECURITY INTERESTS**

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CREATED PURSUANT HERETO AND PURSUANT TO THE OTHER LOAN DOCUMENTS WITH RESPECT TO THE PROPERTY (OTHER THAN THAT DESCRIBED IN SUBPARAGRAPH II BELOW) SHALL BE GOVERNED BY AND CONSTRUED ACCORDING TO THE LAW OF THE STATE IN WHICH THE PROPERTY AND FIXTURES ARE LOCATED AND (II) WITH RESPECT TO THE PERFECTION, PRIORITY AND ENFORCEMENT OF THE LIENS AND SECURITY INTERESTS CREATED BY THIS ASSIGNMENT AND THE OTHER LOAN DOCUMENTS IN PROPERTY WHOSE PERFECTION AND PRIORITY IS COVERED BY ARTICLE 9 OF THE UCC (INCLUDING, WITHOUT LIMITATION, THE ACCOUNTS), THE LAW OF THE JURISDICTION APPLICABLE IN ACCORDANCE WITH SECTIONS 9-301 THROUGH 9-307 OF THE UCC AS IN EFFECT IN THE STATE OF NEW YORK SHALL GOVERN. TO THE FULLEST EXTENT PERMITTED BY LAW, BORROWER HEREBY UNCONDITIONALLY AND IRREVOCABLY WAIVES ANY CLAIM TO ASSERT THAT THE LAW OF ANY OTHER JURISDICTION GOVERNS THIS ASSIGNMENT AND THE NOTE, AND THIS ASSIGNMENT AND THE NOTE SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW YORK PURSUANT TO SECTION 5-1401 OF THE NEW YORK GENERAL OBLIGATIONS LAW EXCEPT AS SPECIFICALLY SET FORTH ABOVE.

(B) ANY LEGAL SUIT, ACTION OR PROCEEDING AGAINST LENDER OR BORROWER ARISING OUT OF OR RELATING TO THIS ASSIGNMENT MAY AT LENDER'S OPTION BE INSTITUTED IN ANY FEDERAL OR STATE COURT IN THE CITY OF NEW YORK, COUNTY OF NEW YORK, PURSUANT TO SECTION 5-1402 OF THE NEW YORK GENERAL OBLIGATIONS LAW, AND BORROWER WAIVES ANY OBJECTIONS WHICH IT MAY NOW OR HEREAFTER HAVE BASED ON VENUE AND/OR FORUM NON CONVENIENS OF ANY SUCH SUIT, ACTION OR PROCEEDING, AND BORROWER HEREBY IRREVOCABLY SUBMITS TO THE JURISDICTION OF ANY SUCH COURT IN ANY SUIT, ACTION OR PROCEEDING. BORROWER DOES HEREBY DESIGNATE AND APPOINT

C T Corporation
111 Eighth Ave., 13th FL
New York, New York 10011

AS ITS AUTHORIZED AGENT TO ACCEPT AND ACKNOWLEDGE ON ITS BEHALF SERVICE OF ANY AND ALL PROCESS WHICH MAY BE SERVED IN ANY SUCH SUIT, ACTION OR PROCEEDING IN ANY FEDERAL OR STATE COURT IN NEW YORK, NEW YORK, AND AGREES THAT SERVICE OF PROCESS UPON SAID AGENT AT SAID ADDRESS AND WRITTEN NOTICE OF SAID SERVICE MAILED OR DELIVERED TO BORROWER IN THE MANNER PROVIDED HEREIN SHALL BE DEEMED IN EVERY RESPECT EFFECTIVE SERVICE OF PROCESS UPON BORROWER IN ANY SUCH SUIT, ACTION OR PROCEEDING IN THE STATE OF NEW YORK. BORROWER (I) SHALL GIVE PROMPT NOTICE TO LENDER OF ANY CHANGED ADDRESS OF ITS AUTHORIZED AGENT HEREUNDER, (II) MAY AT ANY TIME AND FROM TIME TO TIME DESIGNATE A SUBSTITUTE AUTHORIZED AGENT WITH AN OFFICE IN NEW YORK, NEW YORK (WHICH

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SUBSTITUTE AGENT AND OFFICE SHALL BE DESIGNATED AS THE PERSON AND ADDRESS FOR SERVICE OF PROCESS), AND (III) SHALL PROMPTLY DESIGNATE SUCH A SUBSTITUTE IF ITS AUTHORIZED AGENT CEASES TO HAVE AN OFFICE IN NEW YORK, NEW YORK OR IS DISSOLVED WITHOUT LEAVING A SUCCESSOR.

Section 5.6 TERMINATION OF ASSIGNMENT. Upon payment in full of the Debt, this Assignment shall become and be void and of no effect.

Section 5.7 NOTICES. All notices or other written communications hereunder shall be delivered in accordance with Section 11.6 of the Loan Agreement.

Section 5.8 WAIVER OF TRIAL BY JURY. **BORROWER HEREBY WAIVES, TO THE FULLEST EXTENT PERMITTED BY LAW, THE RIGHT TO TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM, WHETHER IN CONTRACT, TORT OR OTHERWISE, RELATING DIRECTLY OR INDIRECTLY TO THE LOAN EVIDENCED BY THE NOTE, THE APPLICATION FOR THE LOAN EVIDENCED BY THE NOTE, THIS ASSIGNMENT, THE NOTE, OR THE OTHER LOAN DOCUMENTS OR ANY ACTS OR OMISSIONS OF LENDER, ITS OFFICERS, EMPLOYEES, DIRECTORS OR AGENTS IN CONNECTION THEREWITH.**

Section 5.9 EXCULPATION. The provisions of Section 11.22 of the Loan Agreement are hereby incorporated by reference into this Assignment to the same extent and with the same force as if fully set forth herein.

Section 5.10 SUCCESSORS AND ASSIGNS. This Assignment shall be binding upon and inure to the benefit of Borrower and Lender and their respective successors and assigns forever.

Section 5.11 HEADINGS, ETC. The headings and captions of various paragraphs of this Assignment are for convenience of reference only and are not to be construed as defining or limiting, in any way, the scope or intent of the provisions hereof.

Section 5.12 JOINT AND SEVERAL LIABILITY. If more than one Person has executed this Assignment as "Borrower," the obligations of all such Persons hereunder shall be joint and several.

[NO FURTHER TEXT ON THIS PAGE]

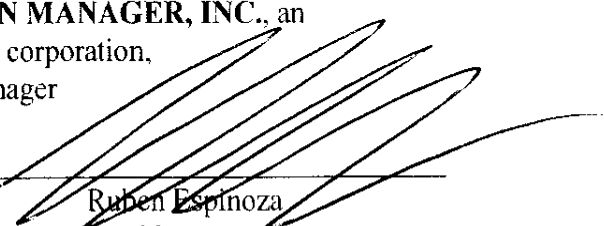
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IN WITNESS WHEREOF, Borrower has executed this Assignment the day and year first above written.

BORROWER:

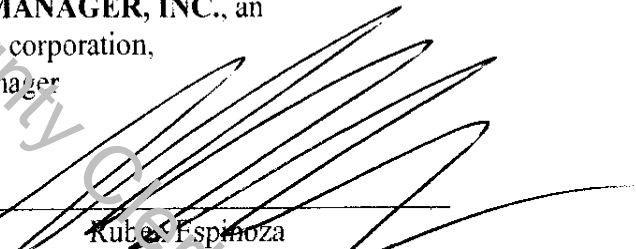
CHICAGO MARKETPLACE, LLC, an Illinois limited liability company

By: **DAMEN MANAGER, INC.**, an Illinois corporation,
Its Manager

By: 
Name: Ruben Espinoza
Title: President

CMP CHICAGO BUSINESS CENTER, LLC, an Illinois limited liability company

By: **CMP MANAGER, INC.**, an Illinois corporation,
Its Manager

By: 
Name: Ruben Espinoza
Title: President

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) : ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 22nd day of August, 2012 by RUBEN ESPINOZA, the PRESIDENT of DAMEN MANAGER, INC., an Illinois corporation, the Manager of CHICAGO MARKETPLACE, LLC, an Illinois limited liability company, on behalf of the said limited liability company.

Juan C Hernandez
Notary Public
(SEAL)
Printed Name: JUAN C HERNANDEZ
My Commission Expires:
06/04/16



STATE OF ILLINOIS)
) : ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 22nd day of August, 2012 by RUBEN ESPINOZA, the PRESIDENT of CMP MANAGER, INC., an Illinois corporation, the Manager of CMP CHICAGO BUSINESS CENTER, LLC, an Illinois limited liability company, on behalf of the said limited liability company.

Juan C Hernandez
Notary Public
(SEAL)
Printed Name: JUAN C HERNANDEZ
My Commission Expires:
06/04/16



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EXHIBIT A-1

Legal Description of Chicago Business Center Property

Parcel II

Tract 1:

That part of Lot 1 in Campbell Soup Company's (Central Division) Subdivision being a Subdivision of part of the northeast $\frac{1}{4}$ of Section 36, Township 39 North, Range 13, East of The Third Principal Meridian, according to the Plat thereof recorded May 23, 1930 as Document 10667452, in Cook County, Illinois, described as follows:

COMMENCING at the intersection of the North line of West 35th Street in the City of Chicago, Cook County, Illinois, 33.00 feet North of the South line of said northeast $\frac{1}{4}$ of Section 36, with the West line of South Campbell Avenue in said City, as dedicated September 1, 1904 (now vacated), produced North.

THENCE West on an assigned Azimuth of 270 degrees, 00 minutes, 00 seconds, along the North line of said 35th Street, 526.77 feet for a point of beginning;

THENCE continuing on an Azimuth of 270 degrees, 00 minutes, 00 seconds along the North line of 35th Street, a distance of 372.53 feet;

THENCE on an Azimuth of 00 degrees, 01 minute, 00 seconds, a distance of 140.24 feet;

THENCE on an Azimuth of 90 degrees, 01 minute, 00 seconds, a distance of 13.84 feet;

THENCE on an Azimuth of 00 degree,, 01 minute, 00 seconds, a distance of 261.47 feet;

THENCE on an Azimuth of 90 degrees, 01 minute, 00 seconds, a distance of 4.40 feet;

THENCE on an Azimuth of 00 degree,, 01 minute, 00 seconds, a distance of 38.00 feet to the centerline of a 24 inch concrete foundation wall;

THENCE on an Azimuth of 90 degrees, 01 minute, 00 seconds, along said centerline and foundation wall, and said centerline extended East, a distance of 354.30 feet to a point, which bear and Azimuth of 00 degrees, 01 minute, 00 second from the point of beginning;

THENCE on an Azimuth of 180 degrees, 01 minute, 00 seconds, a distance of 439.60 feet to the point of BEGINNING.

Tract 2:

That part of the northeast $\frac{1}{4}$ of Section 36, Township 39 North, Range 13, East of the Third Principal Meridian and that part of Lot 1 in Campbell Soup Company's (Central Division) Subdivision therein according to the plat thereof recorded May 23, 1990 as Document 10667452, in Cook County, Illinois, described as follows:

COMMENCING at the intersection on the North Line of West 35th Street in the City of Chicago, Cook County, Illinois, 33.00 feet North of the South Line of said northeast $\frac{1}{4}$ of Section 36, with the West Line of South Campbell Avenue in said City, as Dedicated September 1, 1904 (now vacated), produced North;

THENCE West on an assigned Azimuth of 270 degrees, 00 minutes, 00 seconds, along the North line of said 35th Street, a distance of 526.77 feet;

THENCE on an Azimuth of 00 degrees, 01 minute, 00 seconds, a distance of 439.60 feet to a point on the easterly extension of the centerline of a 24 inch concrete foundation wall for a point of beginning;

THENCE continuing on an Azimuth of 00 degrees, 01 minute, 00 seconds, a distance of 386.74 feet;

THENCE on an Azimuth of 23 degrees, 21 minutes, 52 seconds, a distance of 83.73 feet;

THENCE on an Azimuth of 67 degrees, 28 minutes, 17 seconds, a distance of 83.74 feet;

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THENCE on an Azimuth of 339 degrees, 14 minutes, 27 seconds, a distance of 46.06 feet;
 THENCE on an Azimuth of 68 degrees, 15 minutes, 58 seconds, a distance of 43.44 feet;
 THENCE northeasterly along a tangential curve concave to the northwest, radius 295.11 feet,
 central angle 18 degrees, 28 minutes, 35 seconds, a distance of 95.17 feet;
 THENCE on an Azimuth of 49 degrees, 47 minutes, 23 seconds, 33.91 feet;
 THENCE on an Azimuth of 36 degrees, 15 minutes, 07 seconds, a distance of 275.76 feet to the
 southerly line of the Canal Reserve of the Illinois and Michigan Canal;
 THENCE on an Azimuth of 248 degrees, 27 minutes, 00 seconds along said southerly line, a
 distance of 976.31 feet to the northeast corner of Lot 4 in Campbell Soup Company's
 Subdivision of part of the northeast $\frac{1}{4}$ of Section 36, According to the plat thereof, recorded July
 24, 1957 as Document 16966716;

THENCE South through the following ten (10) courses along the East lines of said Campbell
 Soup Company's Subdivision:

THENCE on an Azimuth of 214 degrees, 13 minutes, 38 seconds, a distance of 165.36 feet;
 THENCE on an Azimuth of 179 degrees, 59 minutes, 58 seconds, a distance of 311.98 feet;
 THENCE on an Azimuth of 89 degrees, 56 minutes, 10 seconds, a distance of 18.00 feet;
 THENCE on an Azimuth of 180 degrees, 00 minutes, 00 seconds, a distance of 94.00 feet;
 THENCE on an Azimuth of 90 degrees, 00 minutes, 00 seconds, a distance of 23.00 feet;
 THENCE on an Azimuth of 180 degrees, 00 minutes, 00 seconds, a distance of 106.00 feet;
 THENCE on an Azimuth of 236 degrees, 06 minutes, 50 seconds, a distance of 49.39 feet;
 THENCE on an Azimuth of 180 degrees, 00 minutes, 00 seconds, a distance of 127.65 feet;
 THENCE on an Azimuth of 270 degrees, 00 minutes, 00 seconds, a distance of 3.95 feet;
 THENCE on an Azimuth of 180 degrees, 00 minutes, 00 seconds, a distance of 125.00 feet to the
 North line of West 35th Street aforesaid;
 THENCE East, along said North Line, a distance of 227.45 feet;
 THENCE on an Azimuth of 00 degrees, 01 minute, 00 seconds, a distance of 140.24 feet;
 THENCE on an Azimuth of 90 degrees, 01 minute, 00 seconds, a distance of 13.84 feet;
 THENCE on an Azimuth of 00 degrees, 01 minute, 00 seconds, a distance of 261.47 feet;
 THENCE on an Azimuth of 90 degrees, 01 minute, 00 seconds, a distance of 4.40 feet;
 THENCE on an Azimuth of 00 degrees, 01 minute, 00 seconds, a distance of 38.00 feet to the
 centerline of a 24 inch concrete foundation wall;
 THENCE on an Azimuth of 90 degrees, 01 minute, 00 second along said centerline and
 foundation wall, and said centerline extended East, a distance of 354.30 feet to the point of
 BEGINNING.

Tract3:

Lots 2 and 4 in Campbell Soup Company's Subdivision of part of the northeast $\frac{1}{4}$ of Section 36,
 Township 39 North, Range 13, East of the Third Principal Meridian, according to the plat thereof
 recorded July 24, 1957 as Document 16966716, in Cook County, Illinois.

Together with and subject to the Terms and Provisions of that Easement Agreement set forth as
 Document No. 93280727.

Together with and subject to the Terms and Provisions of that Declaration of Easements for
 Ingress, Egress and Access set forth as Document No. 93280729.

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EXHIBIT A-2

Legal Description of Market Place Property

Parcel I

The following tract of land situate in the City of Chicago, the County of Cook, and the State of Illinois, being more particularly described as follows:

Those lots and parts of Lots 32 through 36, both inclusive, together with a portion of that part of Canal D (now filled) in Block 13 in S.J. Walker's Dock Addition to Chicago, being a subdivision of the East half, North of the river of Section 30, Township 39 North, Range 14 East of the Third Principal Meridian, all taken as a tract described as follows:

BEGINNING at a point on the West line of said Lot 32, said point being 25.00 feet North of the southwest corner thereof;

THENCE North 00 degrees 01 minute 08 seconds West, along the West line of said Lots 32 through 36, (being also the easterly line of South Damien Avenue), a distance of 440.00 feet to a line 35.00 feet South from and parallel with the North line of said Lot 36;

THENCE South 00 degrees (deed) (89 degrees survey) 55 minutes 44 seconds East, along said parallel line and the easterly extension thereof, a distance of 268.11 feet, to a line 268.11 feet East from and parallel with said West line of Lots 32 through 36;

THENCE South 00 degrees 01 minute 08 seconds East, along said parallel line, a distance of 440.21 feet to a line drawn from a point on the West line of said Lot 32, said point being 25.00 feet North of the southwest corner thereof, easterly to a point on the East line of the West 15.00 feet of Lot 7 in said Block 13, said point being 24.72 feet North of the South line of said Lot 7;

THENCE North 89 degrees 53 minutes 04 seconds West, along the last described line, a distance of 268.11 feet to the point of BEGINNING, in Cook County, Illinois.

AND

Those parts of Lots 3 through 7, both inclusive, together with a portion of that part of Canal D (now filled) in Block 13 in S.J. Walker's Dock Addition to Chicago, being a subdivision of the East half, North of the River of Section 30, Township 39 North, Range 14 East of the Third Principal Meridian, all taken as a tract, described as follows:

BEGINNING at the intersection of the South line of the North, 35.00 feet of said Lot 3 with the East line of the West, 15.00 feet of Lots 3 through 7;

THENCE South 00 degrees 00 minutes 00 seconds East, along said East line of the West, 15.00 feet of Lots 3 through 7, a distance of 440.28 feet to a line drawn from a point on the West line of Lot 32 in Block 13, said point being 25.00 feet North of the southwest corner thereof, easterly to a point on the East line of the West, 15.00 feet of said Lot 7, said point being 24.72 feet North of the South line of said Lot 7;

THENCE North 89 degrees 53 minutes 04 seconds West, along the last described line, a distance of 90.53 feet to a line, 268.11 feet East, from and parallel with the West line of Lots 32 through 36 in said Block 13;

THENCE North 00 degrees 01 minute 08 seconds West, along said parallel line, a distance of 440.21 feet to the westerly extension of the South line of the North, 35.00 feet of said Lot 3;

THENCE South 89 degrees 55 minutes 44 seconds East, along the last described line, a distance of 90.67 feet to the point of BEGINNING, in Cook County, Illinois.

Together with and subject to terms and provisions of that Declaration of Easements for Ingress, Egress, and Access dated June 30, 2010 and recorded August 10, 2010 as Document No.

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1022256015, as amended by Amendment to Declaration of Easements for Ingress, Egress and Access to be recorded with Cook County Recorder of Deeds.

Together with and subject to terms and provisions of that Declaration of Easements for Ingress, Egress and Access and for Maintenance of Stormwater Facilities dated as of August 24, 2012 and being recorded.

Property of Cook County Clerk's Office