

# UNOFFICIAL COPY



1311344052

**PREPARED BY:**

SomerCor 504, Inc.  
601 S. LaSalle Street, Suite 510  
Chicago, IL 60605

**Doc#:** 1311344052 **Fee:** \$46.00

**RHSP Fee:** \$10.00 **Affidavit Fee:**

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 04/23/2013 12:20 PM Pg: 1 of 5

**WHEN RECORDED, RETURN TO:**

SomerCor 504, Inc.  
601 S. LaSalle Street, Suite 510  
Chicago, IL 60605

**SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY**

**MEMORANDUM OF COLLATERAL ASSIGNMENT AND REASSIGNMENT OF LEASE AND RENTS**

This Memorandum of Collateral Assignment and Reassignment of Lease and Rents is made March 21, 2013 by and among Southwestern Medical Center, L.L.C., Ambulatory Anesthesiologists of Chicago, LLC, and Magna Health Systems, L.L.C. (collectively, the "SBC"), and Bedford Med, LLC ("Borrower") and SOMERCOR 504, INC., an Illinois corporation ("Lender").

WITNESSETH:

1. SBC has obtained the benefit of a certain loan from Lender to Borrower, and in connection with such loan has agreed to deliver a guaranty secured by a certain Collateral Assignment of Lease covering the property described on Exhibit A attached to and made a part of this Memorandum.
2. Lender has reassigned its interest in the Lease to the United States Small Business Administration ("SBA"), 500 W. Madison, Suite 1150, Chicago, IL 60601 as security for the guaranty by the SBA of a certain debenture to be issued and sold on behalf of the Lender.
3. This Memorandum is executed and recorded solely for the purpose of giving notice of the existence of the Collateral Assignment of Lease and Rents and the reassignment to the SBA and shall not supersede or in any way modify the terms of the Collateral Assignment of Lease and Rents or the instrument of reassignment.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Collateral Assignment and Reassignment of Lease and Rents to be executed as of the date first above written.

LENDER:  
SOMERCOR 504, INC.

BORROWER:  
Bedford Med, LLC

By: Milan Maslic  
Milan Maslic, Executive Vice President

By: Guita B. Griffiths  
Guita B. Griffiths, President

SBC:  
Southwestern Medical Center, L.L.C.

Ambulatory Anesthesiologists of Chicago, LLC

By: Nader Bozorgi  
Nader Bozorgi, M.D., President

By: Nader Bozorgi  
Nader Bozorgi, M.D., President

Magna Health Systems, L.L.C.

By: Guita B. Griffiths  
Guita B. Griffiths, President

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

Personally came before me this 21<sup>st</sup> day of MARCH, 2013, the above named Milan Maslic known to me to be the Executive Vice President of SomerCor 504, Inc. and known to me to be the officer of said Corporation who executed the foregoing instrument and acknowledged the same as the deed of said Corporation.



Notary Public Silvia Sanchez

My Commission Expires: 8-18-14

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

Personally came before me this 21 day of March, 2013, the above named Guita B. Griffiths known to me to be the President of Bedford Med, LLC and known to me to be the officer of said Limited Liability Company who executed the foregoing instrument and acknowledged the same as the deed of said Limited Liability Company.

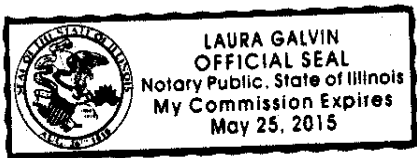


Notary Public: Laura Galvin

My Commission Expires: May 25, 2015

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

Personally came before me this 21 day of March, 2013, the above named Nader Bozorgi, M.D. known to me to be the President of Southwestern Medical Center, L.L.C. and known to me to be the officer of said Limited Liability Company who executed the foregoing instrument and acknowledged the same as the deed of said Limited Liability Company.



Notary Public: Laura Galvin

My Commission Expires: May 25, 2015

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STATE OF ILLINOIS )  
COUNTY OF Cook ) SS  
)

Personally came before me this 21 day of March, 2013, the above named Nader Bozorgi, M.D. known to me to be the President of Ambulatory Anesthesiologists of Chicago, LLC, and known to me to be the officer of said Limited Liability Company who executed the foregoing instrument and acknowledged the same as the deed of said Limited Liability Company.

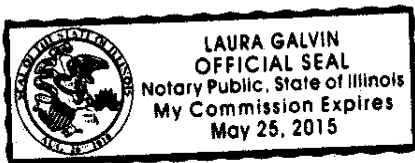


Notary Public: Laura Galvin

My Commission Expires: May 25, 2015

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS  
)

Personally came before me this 21 day of March, 2013, the above named Guita B. Griffiths known to me to be the President of Magis Health Systems, L.L.C. and known to me to be the officer of said Limited Liability Company who executed the foregoing instrument and acknowledged the same as the deed of said Limited Liability Company.



Notary Public: Laura Galvin

My Commission Expires: May 25, 2015

PROSECUTOR OF COOK COUNTY CLERK'S OFFICE

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEAST OF THE CENTER OF STATE ROAD; WEST OF THE WEST LINE OF THE EAST 57.00 FEET OF THE AFORESAID NORTHEAST 1/4 OF SECTION 28 AND SOUTH OF A LINE DRAWN AT RIGHT ANGLES THROUGH A POINT ON THE WEST LINE OF SAID EAST 57.00 FEET, WHICH IS 300.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, (EXCEPT THE WESTERLY 50.00 FEET OF THE TRACT DESCRIBED BEING A PART OF STATE ROAD, AND ALSO EXCEPTING THEREFROM THE EASTERLY 475.00 FEET, AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF), IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY TRUSTEES DEED FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1972 AND KNOWN AS TRUST NUMBER 44261 TO PLYWOOD MINNESOTA MIDWESTERN, INC. DATED NOVEMBER 14, 1979 AND RECORDED DECEMBER 6, 1979 AS DOCUMENT 25270445 AND AS AMENDED BY DOCUMENT 88368844 AND RERECORDED AS DOCUMENT 88455718 FOR ALL LAWFUL PURPOSES OF INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED LAND, TO WIT:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF THE EAST 57.00 FEET OF SAID NORTHEAST 1/4 THROUGH A POINT 300.00 FEET NORTH (AS MEASURED ALONG THE SAID WEST LINE OF THE EAST 57.00 FEET) OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, SAID POINT OF BEGINNING BEING 475.00 FEET WEST (AS MEASURED ALONG SAID RIGHT ANGLE LINE) OF THE SAID WEST LINE OF THE EAST 57.00 FEET THEREOF; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST (AT RIGHT ANGLES TO LAST DESCRIBED RIGHT ANGLE LINE) A DISTANCE OF 24.00 FEET TO A POINT; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECOND EAST (24.00 FEET SOUTH OF AND PARALLEL WITH THE FIRST DESCRIBED RIGHT ANGLE LINE), A DISTANCE OF 429.58 FEET TO A POINT ON THE WESTERLY LINE OF AN EASEMENT DATED DECEMBER 20, 1965; THENCE NORTH 66 DEGREES, 15 MINUTES, 47 SECONDS WEST ALONG SAID WESTERLY LINE OF EASEMENT A DISTANCE OF 59.62 FEET TO A POINT ON THE FIRST DESCRIBED RIGHT ANGLE LINE; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG SAID RIGHT ANGLE LINE, A DISTANCE OF 375.00 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; ALSO,

THAT PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF THE EAST 57.00 FEET OF SAID NORTHEAST 1/4 THROUGH A POINT 300.00 FEET NORTH (AS MEASURED ALONG THE SAID WEST LINE OF THE EAST 57.00 FEET) OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG SAID RIGHT ANGLE LINE, A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY LINE OF AN EASEMENT AGREEMENT DATED DECEMBER 20, 1965; THENCE SOUTH 66 DEGREES, 15 MINUTES, 47 SECONDS EAST ALONG SAID WESTERLY LINE OF EASEMENT, A DISTANCE OF 71.00 FEET TO

(CONTINUED)

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CURVED LINE, CONVEX NORTHERLY HAVING A RADIUS OF 49.42 FEET, A DISTANCE OF 38.89 FEET (THE CHORD OF SAID CURVE BEARING SOUTH 67 DEGREES, 27 MINUTES, 30 SECONDS EAST) TO A POINT ON THE WEST LINE OF THE EAST 57.00 FEET AFORESAID; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG SAID WEST LINE OF THE EAST 57.00 FEET, A DISTANCE OF 43.11 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Common address: 7456 S. State Road, Bedford Park Illinois 60638

PIN #: 19-28-202-014-0000

Property of Cook County Clerk's Office