

UNOFFICIAL COPY



Doc#: 1331626029 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/12/2013 10:20 AM Pg: 1 of 8

THIS INSTRUMENT PREPARED BY

Michael J. Quinn, Esq.
Kubasiak, Fylstra, Thorpe &
Rotunno
Two First National Plaza
20 South Clark Street
Suite 2900
Chicago, Illinois 60603 AND

8936027 DRRF 10F2

ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT

(Cover Sheet)

Property Legal Description: See attached Exhibit A.

Permanent Index Numbers 02-24-106-006-0000 and 02-24-106-015-0000

Commonly known as: 800 East Northwest Highway, Palatine, Illinois 60074

AFTER RECORDING SHOULD BE RETURNED TO:

Louis Pretekin, General Counsel
Imperial Realty Company
4747 West Peterson Avenue
Chicago, Illinois 60646

Box 400-CTCC

S
P
S
SC
INT

UNOFFICIAL COPY

Assignment of Mortgage and Security Agreement

KNOW ALL MEN BY THESE PRESENTS, that ROAD BAY INVESTMENTS, LLC, a Delaware limited liability company ("Assignor"), in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby absolutely grants, assigns, conveys and transfers to KLAIRMONT INVESTMENTS, L.L.C., an Illinois limited liability company, its successors and assigns ("Assignee") and Assignee hereby assumes, all interest in that certain Mortgage, Assignment of Leases, Rents, and Contracts, Security Agreement and Fixture Filing ("Mortgage") dated as of July 29, 2005, recorded August 2, 2005 as Document No. 0521402254 in the Cook County, Illinois Recorder's Office from Aegis Palatine, L.L.C. to Assignor encumbering certain improved real estate known as 800 East Northwest Highway, in the Village of Palatine, State of Illinois (the "Property"), as more particularly described in Exhibit A to the Mortgage, as amended pursuant to that certain Modification of Loan Documents dated July 11, 2008, and recorded July 29, 2008 in the Cook County, Illinois Recorder's Office as Document No. 0821133004 (the "First Modification") and that certain Second Modification of Loan Documents dated September 23, 2009, and recorded September 30, 2009 in the Cook County, Illinois Recorder's Office as Document No. 0927318096 (the "Second Modification") and that certain Third Modification of Loan Documents dated December 30, 2010 and recorded January 5, 2011 in the Cook County, Illinois Recorder's Office as Document No. 1100545057 (the "Third Modification"); the First Modification, Second Modification, and Third Modification may be collectively referred to herein as the "Loan Modifications"; and Assignment of Leases and Rents dated as of July 29, 2005, from Aegis Palatine, L.L.C. to Allstate Insurance Company with respect to the Property recorded as Document No. 0521402255 in the Cook County, Illinois Recorder's Office, as amended by the Loan Modifications.

Together with the note therein described or referred to, the money due or to become due thereon with interest, and all rights accrued or to accrue under said Mortgage, as amended by the Loan Modifications.

This Assignment is made without representation or warranty by, or recourse to, Assignor except as set forth in the Loan Purchase Agreement between the Assignor and Assignee dated October 2, 2013.

This Assignment may be signed in two counterparts, which collectively shall constitute a single document.

[The rest of this page is blank and is followed immediately by the signature page.]

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has hereunto caused this instrument to be duly executed by its officer this 21st day of October, 2013.



ROAD BAY INVESTMENTS, LLC.

By: [Signature]

By: [Signature]
Its Authorized Signatories

KLAIRMONT INVESTMENTS, L.L.C..

By: _____
Alfred M. Klairmont, Manager

By: _____
Robert Klairmont, Manager

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has hereunto caused this instrument to be duly executed by its officer this 24th day of October 2013



ROAD BAY INVESTMENTS, LLC,

By: [Signature]

By: [Signature]

Its Authorized Signatories

KLAIRMONT INVESTMENTS, L.L.C.,

By: Alfred M. Klairmont

Alfred M. Klairmont, Manager

By: Robert Klairmont

Robert Klairmont, Manager

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF Cook)

On this the 20th day of October, 2013, before me, the undersigned, personally appeared Michael T. Moran and David L. Kocourek, who acknowledged they are the Authorized Signatories of Road Bay Investments, LLC, and that they, as such, being authorized so to do, executed the foregoing instrument as their free act and deed and the free act and deed of the company for the purposes contained therein by signing the name of the company by themselves as such officers.

WITNESS my hand and official seal.



Teresa A. Spiedel
Notary Public in and for said State

[Affix Notarial Seal]

My Commission Expires: 7/29/17

STATE OF ILLINOIS)
COUNTY OF _____)

On this the _____ day of _____ before me, the undersigned, personally appeared Alfred M. Klairmont and Robert Klairmont, who acknowledged themselves to be the managers of Klairmont Investments, L.L.C., and that, as such managers, being authorized so to do, executed the foregoing instrument as his/her free act and deed and the free act and deed of the corporation for the purposes contained therein by signing the name of the corporation by himself/herself as such officer.

WITNESS my hand and official seal.

Notary Public in and for said State

[Affix Notarial Seal]

My Commission Expires:

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF Cook)

On this the 17th day of October, 2013, before me, the undersigned, personally appeared David L. Kocourak and John W. Glazbrook, who acknowledged they are the Authorized Signatories of Road Bay Investments, LLC, and that they, as such, being authorized so to do, executed the foregoing instrument as their free act and deed and the free act and deed of the company for the purposes contained therein by signing the name of the company by themselves as such officers.

WITNESS my hand and official seal.



Teresa A. Spiedel
Notary Public in and for said State

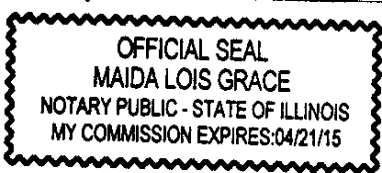
[Affix Notarial Seal]

My Commission Expires: 7/29/17

STATE OF ILLINOIS)
COUNTY OF Cook)

On this the 18th day of October, 2013 before me, the undersigned, personally appeared Alfred M. Klairmont and Robert Klairmont, who acknowledged themselves to be the managers of Klairmont Investments, L.L.C., and that, as such managers, being authorized so to do, executed the foregoing instrument as his/her free act and deed and the free act and deed of the corporation for the purposes contained herein by signing the name of the corporation by himself/herself as such officer.

WITNESS my hand and official seal.



Maida Lois Grace
Notary Public in and for said State

[Affix Notarial Seal]

My Commission Expires: 4/21/15

UNOFFICIAL COPY

Exhibit A

See attached legal description

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 2 IN WILLOW CREEK, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND,

THAT PART OF LOT 5 IN SAID WILLOW CREEK, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 IN SAID WILLOW CREEK, SAID NORTHWEST CORNER BEING IN THE EAST LINE OF ROHLWING ROAD; THENCE SOUTH 59 DEGREES, 27 MINUTES, EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 FOR A DISTANCE OF 87.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID NORTHERLY LINE OF LOT 2, FOR A DISTANCE OF 244.00 FEET TO A CORNER IN SAID LOT 2; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG A WESTERLY LINE OF SAID LOT 2 AND AN EXTENSION OF SAID WESTERLY LINE, FOR A DISTANCE OF 99.00 FEET; THENCE NORTH 59 DEGREES, 27 MINUTES WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 244.00 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 99.00 FEET TO THE POINT OF BEGINNING, ALL IN WILLOW CREEK, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED ON APRIL 19, 1968 AS LR2383379, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS AS SET FORTH ON THE PLAT OF WILLOW CREEK SUBDIVISION REGISTERED APRIL 19, 1968 AS DOCUMENT LR2383379 OVER THAT PART OF THE AREA DELINEATED ON SAID PLAT AS CLASS 'A' EASEMENT, DESCRIBED AS THE SOUTHERLY 24 FEET OF LOT 3 IN WILLOW CREEK, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: INTENTIONALLY OMITTED

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL INGRESS, EGRESS AND PARKING EASEMENT AGREEMENT DATED AUGUST 1, 2005 AND RECORDED AUGUST 8, 2005 AS DOCUMENT NUMBER 0522002186 MADE BY AND BETWEEN HARRIS BANK BARRINGTON, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 7, 1996 AND KNOWN AS TRUST NO. 11-5273 AND AEGIS PALATINE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY FOR THE PURPOSES OF INGRESS, EGRESS AND PARKING.

Permanent Index Numbers: 02-24-106-006-0000 and 02-24-106-015-0000
Commonly known as: 800 East Northwest Highway, Palatine, Illinois

60074