

# UNOFFICIAL COPY



This document prepared by  
and return to:

FIRST MIDWEST BANK  
Attn: Collateral Services  
P.O. Box 9003  
Gurnee, IL 60031

Doc# 1425356006 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/10/2014 07:05 AM Pg: 1 of 4

*THIS SPACE FOR RECORDER'S USE ONLY*

## **ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND RELATED LOAN DOCUMENTS**

For TEN and 00/100 DOLLARS (\$10.00) lawful money of the United States of America in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BANCO POPULAR NORTH AMERICA ("BPNA"), a New York State chartered commercial bank, with an address of 11 West 51st Street, New York, New York 10019, hereby grants, assigns, bargains, conveys, sells, transfers and sets over to FIRST MIDWEST BANK ("FMB"), an Illinois state chartered bank, together with its successors and assigns, with an address of One Pierce Place, Suite 1500, Itasca, Illinois 60143, WITHOUT RECOURSE AND WITHOUT REPRESENTATION OR WARRANTY, EXPRESS, IMPLIED OR BY OPERATION OF LAW, OF ANY KIND AND NATURE WHATSOEVER, except as expressly set forth in the Purchase and Assumption Agreement dated as of April 22, 2014 by and between BPNA and FMB, all of BPNA's right, title and interest in, and to all of the following:

- a. That certain Mortgage made by LVA Properties, an Illinois General Partnership, ("Mortgagor"), in favor of BPNA as Mortgagee, dated May 29, 2013 ("Mortgage"), and recorded by the Cook County, Illinois Recorder of Deeds ("Recorder") on June 13, 2013, as Document #1316457269, encumbering the real property commonly known as 3005 North Racine, Chicago, Illinois 60657; 3022 North Racine, Chicago, Illinois 60657; 3043 North Racine, Chicago, Illinois 60657; 3018 North Racine, Chicago, Illinois 60657; and 3024 North Racine, Chicago, Illinois 60657, and legally described as set forth on Exhibit A attached hereto and incorporated herein by reference ("Premises"), as it may have been amended or modified from time to time, securing a Promissory Note dated May 29, 2013, as it may have been amended from time to time (the "Note"), from LVA Properties, an Illinois General Partnership to BPNA in the principal amount of \$2,052,000.00; and
- b. That certain Assignment of Rents and Leases made by Mortgagor in favor of BPNA dated May 29, 2013 ("AOR") and recorded by the Recorder on June 28, 2013, as Document #1317957025, encumbering the Premises, and securing the Note; and
- c. Any and all other loan documents related to the Mortgage, AOR and/or Note.

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This Assignment is made without recourse, representation or warranty, express or implied, by BPNA, except as expressly set forth in the Purchase and Assumption Agreement dated April 22, 2014 by and between BPNA and FMB.

WITNESS the due execution hereof on this 16 day of July, 2014.

BANCO POPULAR NORTH AMERICA

By: [Signature]  
Name: Nora Gonzalez  
Title: Vice President

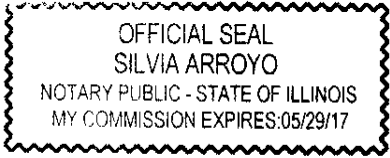
STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Nora Gonzalez, personally known to me to be the Vice President of BPNA, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice President, she signed and delivered the said instrument, pursuant to authority given to her by BPNA as her free and voluntary act, and as the free and voluntary act and deed of BPNA, for the uses and purposes therein set forth.

Given under my hand and official seal this 16 day of July, 2014.

[Signature]  
NOTARY PUBLIC

My commission expires: \_\_\_\_\_



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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

LOT 26 IN ALBERT WISNER'S SUBDIVISION OF BLOCK 5 IN THE SUBDIVISION OF OUTLOTS 2 AND 3 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST ½ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE NORTH 12 FEET OF LOT 443 AND THE SOUTH 18 FEET OF LOT 442 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, 7 AND THE NORTH ½ OF BLOCK 6 (EXCEPT THAT PART THEREOF CONVEYING TO THE CHICAGO AND EVANSTON RAILROAD COMPANY) IN THE SUBDIVISION OF THAT PART LYING NORTHEAST OF LINCOLN AVENUE OF THE NORTHWEST ¼ OF SECTION 29 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

LOT 41 IN ALBERT WISNER'S SUBDIVISION OF BLOCK 5 IN THE SUBDIVISION OF OUTLOTS 2 AND 3 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 4:

LOT 444 AND THE SOUTH ½ OF LOT 443 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, 7 AND THE NORTH ½ OF BLOCK 6 (EXCEPT THAT PART THEREOF CONVEYED TO THE CHICAGO AND EVANSTON RAILROAD COMPANY, IN THE SUBDIVISION OF THAT PART LYING NORTH EAST OF LINCOLN AVENUE OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 5:

LOTS 441 AND 442 (EXCEPT THE SOUTH 18 FEET OF SAID LOT 442) IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, 7 AND THE NORTH ½ OF BLOCK 6 IN SUBDIVISION OF PART LYING NORTHEASTERLY OF CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### Common Address:

- PARCEL 1: 3005 N. Racine, Chicago, Illinois 60657;
- PARCEL 2: 3022 N. Racine, Chicago, Illinois 60657;
- PARCEL 3: 3043 N. Racine, Chicago, Illinois 60657;
- PARCEL 4: 3018 N. Racine, Chicago, Illinois 60657; and
- PARCEL 5: 3024 N. Racine, Chicago, Illinois 60657.

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PIN: PARCEL 1: 14-29-207-022-0000;  
PARCEL 2: 14-29-115-019-0000;  
PARCEL 3: 14-27-207-007-0000; **RE-RECORDED AS:** 14-29-207-007-0000;  
PARCEL 4: 14-29-115-020-0000; and  
PARCEL 5: 14-29-115-018-0000.

