

UNOFFICIAL COPY

This document prepared by
and return to:

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



Doc#: 1426156113 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/18/2014 07:55 AM Pg: 1 of 3

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 C&R Real Estate Development, LLC ("Mortgagor"), in favor of BPNA as Mortgagee, dated April 21, 2010 ("Mortgage"), and recorded by the Cook County, Illinois Recorder of Deeds ("Recorder") on July 23, 2010, as Document # 1020415052, encumbering the real property commonly known as 1240 N. Homan Avenue, Chicago, IL 60651, 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 June 21, 2014, as it may have been amended from time to time (the "Note"), from Skyline Design, Inc. to BPNA in the principal amount of \$1,000,000.00; and
- b. That certain Assignment of Rents and Leases made by Mortgagor in favor of BPNA dated April 21, 2010 ("AOR") and recorded by the Recorder on July 23, 2010, as Document # 1020415053, 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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EXHIBIT A LEGAL DESCRIPTION

THE EAST 313 FEET OF THAT PART OF LOT 1 OF SUPERIOR COURT PARTITION OF THE EAST ½ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF POTOMAC AVENUE WEST OF THE WEST LINE OF HOMAN AVENUE AND EASTERLY OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILROAD COMPANY RIGHT OF WAY AND NORTH OF A LINE 300 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF DIVISION STREET, IN COOK COUNTY, ILLINOIS.

THE WEST 143 FEET OF THE EAST 456 FEET OF THE NORTH 287.9 FEET OF THAT PART OF LOT 1 OF SUPERIOR COURT PARTITION OF THE EAST ½ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF POTOMAC AVENUE WEST OF THE WEST LINE OF HOMAN AVENUE AND EASTERLY OF CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

Common Address: 1240 N. Homan Avenue, Chicago, IL 60651

PIN: 16-02-224-055, 006