

UNOFFICIAL COPY



This document prepared by
and return to:

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

Doc#: 1426256022 Fee: \$42.00
FiHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/19/2014 08:14 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 Uno Grounds, LLC ("Mortgagor"), in favor of BPNA as Mortgagee, dated September 7, 2012 ("Mortgage"), and recorded by the Cook County, Illinois Recorder of Deeds ("Recorder") on September 25, 2012, as Document # 1226933042, encumbering the real property commonly known as 2304 S. Wood Street, Chicago, Illinois 60608, 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 September 7, 2012, as it may have been amended from time to time (the "Note"), from Uno Grounds, LLC to BPNA in the principal amount of \$2,936,000.00; and
- b. That certain Assignment of Rents and Leases made by Mortgagor in favor of BPNA dated September 7, 2012 ("AOR") and recorded by the Recorder on September 25, 2012, as Document #1226933043, 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

Legal Description: BLOCK 7 (EXCEPT THAT PART OF BLOCK 7 IN S.J. WALKER'S DOCK ADDITION TO CHICAGO DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID BLOCK 7; THENCE NORTHEASTERLY ALONG NORTHERLY LINE OF SAID BLOCK 7, 217.20 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO NORTHERLY LINE OF SAID BLOCK 200 FEET TO SOUTHERLY LINE OF SAID BLOCK; THENCE SOUTHWESTERLY ALONG SOUTHERLY LINE OF SAID BLOCK; 315.36 FEET TO SOUTHWESTERLY CORNER OF SAID BLOCK; THENCE NORTH ALONG WEST LINE OF SAID BLOCK 222.79 FEET TO THE PLACE OF BEGINNING) IN S.J. WALKER'S DOCK ADDITION TO CHICAGO, IN COOK COUNTY, ILLINOIS.

Common Address: 2304 S. Woods Street, Chicago, Illinois 60608

PIN: 17-30-209-008-0000