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This document prepared by
~~and return to:~~



Chuhak & Tecson, P.C.
30 S. Wacker Dr., Suite 2600
Chicago, Illinois 60606
Attention: Andrew L. Glubisz

Doc#: 1427616026 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/03/2014 11:00 AM Pg: 1 of 4

THIS SPACE FOR RECORDER'S USE ONLY

ASSIGNMENT OF MORTGAGE AND ASSIGNMENT OF LEASES AND RENTS

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, **North Community Bank**, as successor in interest to Archer Bank ("Assignor"), with an address of 4970 S. Archer Ave., Chicago, Illinois 60632, hereby grants, assigns, transfers and sets over to **A & A Dolton, LLC**, together with its successor and assigns ("Assignee"), with an address of 31366 N. HWY 45, LIBERTYVILLE, IL, WITHOUT RECOURSE, all of the Assignor's entire right, title and interest in and to all of the following:

- a. That certain Mortgage made by Hinsbrook Bank and Trust, Not Personally but as Trustee under Trust Agreement dated August 9, 2004 and known as Trust No. 04-032, in favor of Archer Bank, predecessor in interest to Assignor, dated August 18, 2004, and recorded by the Cook County, Illinois Recorder of Deeds ("Recorder") on 9/22/2004, as Document # 0426605161, encumbering real property commonly known as 15 Forest Edge Drive, Palos Park, Illinois, and legally described as set forth on Exhibit A attached hereto and incorporated herein by reference ("Premises"), securing a Promissory Note dated August 18, 2004, from John Bobak and John Bobak, to Archer Bank, in the amount of \$1,100,000, as thereafter modified ("Note").
- b. That certain Assignment of Rents made by Hinsbrook Bank and Trust, Not Personally but as Trustee under Trust Agreement dated August 9, 2004 and known as Trust No. 04-032, in favor of Archer Bank, predecessor in interest to Assignor, dated August 18, 2004, and recorded by the Recorder on September 22, 2004, as Document # 0426605162, encumbering the Premises, and securing the Note.

TO HAVE, HOLD, RECEIVE AND TAKE, all and singular the hereditaments and premises hereby and thereby granted, described and assigned, or mentioned and intended so to be, with the appurtenances, unto the Assignee to and for its proper use and benefit forever, without recourse, representation or warranty, express or implied, by Assignor, except those

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certain representations and warranties made by Assignor in favor of Assignee that are expressly set forth in Section 3(b) of that certain Loan Sale Agreement dated as of August 25, 2014, between Assignor and Assignee ("Loan Sale Agreement"), to the extent that, and only for so long as, such representations and warranties survive the Closing (as defined in the Loan Sale Agreement). Assignee's remedies upon a breach in any material respect of any such representations and warranties are limited solely to those remedies of Assignee expressly set forth in the Loan Sale Agreement, if any.

(Remainder of page intentionally blank; signature page follows.)

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EXHIBIT A

LEGAL DESCRIPTION

Lot 8 in Shadow Ridge Estates, Being a Subdivision in the East Half of the Northeast Quarter of Section 30, Township 37, North, Range 12 East of the Third Principal Meridian, according to the Plat thereof Recorded February 27, 2004 as Document number 0405839025, in Cook County, Illinois

PIN 23-30-203-008-0000

Common Address: 115 Forest Edge Drive, Palos Park, Illinois