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Doc#: 1502934059 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/29/2015 01:16 PM Pg: 1 of 5

Prepared by and
after recording return to:

The Guardian Life Insurance Company of America
7 Hanover Square, 17-23B
New York, NY 10004
Attn: Karen L. Duncan, Esquire.

**ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT
WITH ASSIGNMENT OF RENTS AND FIXTURE FILING
AND OTHER LOAN DOCUMENTS**

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, **THE GUARDIAN LIFE INSURANCE COMPANY OF AMERICA**, a New York corporation ("Assignor"), having a mailing address of 7 Hanover Square, 20-A, New York, NY 10004, does hereby grant, bargain, sell, assign, deliver, convey, transfer and set over unto **HANOVER HOFFMAN ESTATES LLC**, a Delaware limited liability company ("Assignee"), having a mailing address of 7 Hanover Square, 20-A, New York, NY 10004, all of the Assignor's right, title and interest in and to the Security Instrument described below (including the predecessor mortgages referenced therein), as each such instrument may from time to time have been amended, assumed, consolidated, modified and/or assigned, and all other loan documents executed in connection therewith, as each such document may have been amended, assumed, consolidated, modified and/or assigned (the "**Other Loan Documents**"):

- 8976786 - MSTUMP
- A. That certain Mortgage and Security Agreement with Assignment of Rents and Fixture Filing made and entered into as of February 27, 2004, by Northwest Corporate Centre I Limited Partnership, an Illinois limited partnership, Northwest Corporate Centre II and II Limited Partnership, an Illinois limited partnership, and Northwest Tech Limited Partnership, an Illinois limited partnership, jointly and severally (collectively, the "**Borrower**"), in favor of Assignor, recorded February 27, 2004 as Document 0405826124 in the Cook County (IL) Recorder of Deeds (the "**Recorder's Office**"), as amended by that certain Loan Modification Agreement dated June 24, 2013, recorded August 1, 2013, as Document 1321318064 in the Recorder's Office (collectively, the "**Security Instrument**");
 - B. That certain Assignment of Leases and Rents dated February 27, 2004, executed by Borrower in favor of Assignor, recorded February 27, 2004 as Document 0405826125 in the Recorder's Office; and

Box 400

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C. That certain UCC-1 Financing Statement identifying Borrower as the debtor and Assignor as the Secured Party, recorded February 27, 2004 as Document 0405826126 in the Recorder's Office..

TOGETHER WITH all rights accrued or to accrue under the Security Instrument and Other Loan Documents, any and all promissory note(s) and the obligations described therein, the debt and claims secured thereby, and all sums of money due and to become due thereon, with interest as provided for therein.

TO HAVE AND TO HOLD the same unto the Assignee and to the successors and assigns of the Assignee forever.

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE AND WITHOUT REPRESENTATION OR WARRANTY, EXPRESS, IMPLIED OR BY OPERATION OF LAW, OF ANY KIND AND NATURE WHATSOEVER.

The Security Instrument assigned hereby encumbers the real property legally described on **Exhibit A** attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, this Assignment has been duly executed on behalf of Assignor as of the 28th day of January, 2015.

[END OF TEXT – SIGNATURE AND ACKNOWLEDGMENT PAGES FOLLOW]

County Clerk's Office

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ASSIGNOR:

**THE GUARDIAN LIFE INSURANCE
COMPANY OF AMERICA**

4/25

By: *[Signature]*
Name: Mark DePrima
Title: Senior Director
Real Estate Investments

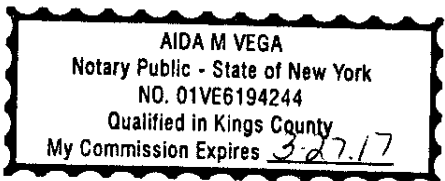
Property of Cook County Clerk's Office

STATE OF New York)
COUNTY OF New York) SS:

The foregoing instrument was acknowledged before me this 28 day of January, 2015, by Mark DePrima, Senior Director of **THE GUARDIAN LIFE INSURANCE COMPANY OF AMERICA**, a New York corporation, on behalf of the said corporation. Said individual is personally known to me or has produced a driver's license as identification.

Aida M. Vega
Notary Public, State of New York
Print Name: Aida M. Vega
My Commission Expires: 3.27.17

[AFFIX NOTARY STAMP ABOVE]



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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

LOT A IN NORTHWEST CORPORATE CENTRE UNIT II BEING A PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 7, IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1986, AS DOCUMENT NUMBER 86228827, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, FOR PARKING AND INGRESS AND EGRESS AS SHOWN ON AND CREATED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 86-227007.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, WITH RESPECT TO VEHICULAR INGRESS AND EGRESS AND VEHICULAR PARKING; INSTALLATION, MAINTAINING, REPAIRING AND REPLACING STORM SEWER LINE; PLACING, CONSTRUCTING, MAINTAINING, REBUILDING AND REMOVING A SIGN; AND THE CONSTRUCTION, MAINTAINING, REBUILDING AND REMOVING A RETAINING WALL, AS SET FORTH IN DOCUMENT 86227006.

PARCEL 4:

LOT 1 IN NORTHWEST CORPORATE CENTRE UNIT III, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 6 AND PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 7, IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 1986 AS DOCUMENT NUMBER 86251398, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

EASEMENTS FOR THE BENEFIT OF PARCEL 4 FOR PARKING AND INGRESS AND EGRESS AS SHOWN ON AND CREATED BY INSTRUMENT RECORDED AS DOCUMENT NO. 86227007.

PARCEL 6:

EASEMENT FOR THE BENEFIT OF PARCEL 4 WITH RESPECT TO VEHICULAR INGRESS AND EGRESS AND VEHICULAR PARKING; INSTALLATION, MAINTAINING, REPAIRING AND REPLACING AND CONNECTING TO STORM SEWER LINES; AND PLACING, CONSTRUCTING, MAINTAINING, REBUILDING AND REMOVING A SIGN; AS SET FORTH IN DOCUMENT NO. 86227006.

PARCEL 7:

LOT 2 IN NORTHWEST CORPORATE CENTRE UNIT ONE BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 7 AND PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 6, ALL IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 27352826, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ON AND OVER THE ROADWAYS LOCATED IN THE NORTHWEST CORPORATE CENTRE AND FOR VEHICULAR PARKING IN THE PARKING SPACES LOCATED IN THE NORTHWEST CORPORATE CENTRE AS CREATED BY GRANT CONTAINED IN AGREEMENT FOR EASEMENT DATED MAY 13, 1986 AND RECORDED JUNE 5, 1986 AS DOCUMENT NO. 86227007.

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PARCEL 9:

LOT 1 IN NORTHWEST CORPORATE CENTER UNIT ONE, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 7 AND PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6, ALL IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON NOVEMBER 28, 1984 AS DOCUMENT NUMBER 27352826.

PARCEL 10:

EASEMENT FOR THE BENEFIT OF PARCELS 1, 4, 7 & 9 FOR USE OF DETENTION POND [LOCATED EAST AND ADJOINING PARCELS 7 & 9] AS SHOWN ON AND CREATED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 86227006.

Property Identification Numbers:

07-06-101-012-0000
07-07-100-015-0000
07-07-100-016-0000
07-07-100-020-0000

2500 W Higgins Road, Hoffman Estates, IL 60169

2401 W Hassell Road, Hoffman Estates, IL 60169