



Doc#: 1503529111 Fee: \$58.00
RHSP Fee: \$9.00 RPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/04/2015 04:09 PM Pg: 1 of 11

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

JPMorgan Chase Bank, N.A.
Attn: Post Closing 3545RMTX
P O Box 9011
Coppell, TX 75019-9011
Loan No: 100514081
APN: 13-14-127-025
4001648-DD1

2015 SPACE ABOVE THIS LINE FOR RECORDER'S USE _____

MEMORANDUM OF ASSUMPTION AGREEMENT

THIS MEMORANDUM OF ASSUMPTION AGREEMENT (this "Memorandum"), is made as of February 3, 2015, by and among the following parties (the "Parties"): Maynard-3634 W. Montrose LLC, a Delaware limited liability company ("Assuming Party"); 3630 Montrose, LLC, an Illinois limited liability company ("Original Borrower"); Bart Przyjemski; James J. Banks (individually and collectively "Guarantor"); and JPMORGAN CHASE BANK, N.A. ("Lender").

This Memorandum is made and recorded to give notice of the following facts and circumstances:

1. Lender is the beneficiary of mortgagee under a deed of trust, mortgage or similar security instrument (as applicable the "Security Instrument") executed by Original Borrower and recorded on March 5, 2014, in the official records of Cook County, Illinois as Doc#: 1406447108 encumbering the real property described in Exhibit "A" attached hereto (the "Property"). The Security Instrument secures a loan (the "Loan") evidenced by a promissory note (the "Note") dated February 2, 2014, in the original principal sum of \$3,350,000.00. The Note, the Security Instrument and the other documents, instruments and agreements evidencing, securing, guaranteeing or otherwise relating to the Loan are referred to in this Memorandum as the "Loan Documents."

2. Assuming Party has acquired or is acquiring title to the Property. In connection therewith, each of the Parties has executed and delivered an Assumption Agreement (the "Agreement") of even date herewith. The Agreement evidences the assumption of the Loan by Assuming Party and certain modifications to the Loan Documents.

3. Pursuant to the Agreement, Assuming Party is assuming the Loan and all obligations set forth in the Note or the other Loan Documents.

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4. Original Borrower has been released from certain obligations under the Loan and the Loan Documents.

5. Guarantor has been released from certain obligations under the Loan and the Loan Documents.

6. This Memorandum is prepared for the purpose of recordation and to give notice of certain of the rights and obligations imposed in the Agreement. It does not constitute an amendment or modification of the Agreement and the failure to mention other rights or obligations contained in the Agreement will have no effect on the validity or enforceability of such rights or obligations.

7. The Agreement is incorporated into this Memorandum as if set forth in full herein. This Memorandum is subject to all the terms and conditions of the Agreement. In the event of a conflict between the terms and conditions of the Agreement and the terms and conditions of this Memorandum, the terms and conditions of the Agreement will control.

[Remainder of page intentionally left blank]

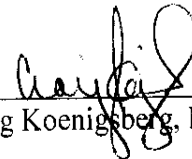
UNOFFICIAL COPY

DATED as of the day and year first above written

ASSUMING PARTY:

Maynard-3634 W. Montrose LLC, a
Delaware limited liability company

By: Maynard-3634 W. Montrose
Holding LLC, a Delaware limited
liability company



Craig Koenigsberg, Manager

ORIGINAL BORROWER:

3634 Montrose, LLC, an Illinois limited
liability company

By: Bart Przyjemski, Manager

GUARANTOR:

Bart Przyjemski

James J. Banks

3634 Montrose - Memorandum of Assumption Agreement

Property of Cook County Clerk's Office

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DATED as of the day and year first above written

ASSUMING PARTY:


Maynard-3634 W. Montrose LLC, a
Delaware limited liability company

By: Maynard-3634 W. Montrose
Holding LLC, a Delaware limited
liability company

Craig Koenigsberg, Manager

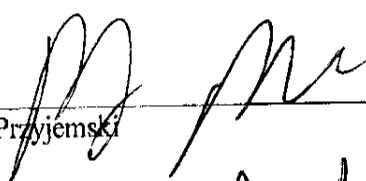
ORIGINAL BORROWER:

3630 Montrose, LLC, an Illinois limited
liability company

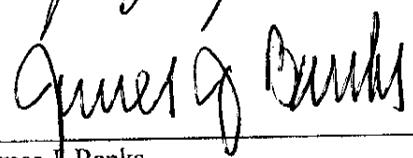


By: Bart Przyjemski, Manager

GUARANTOR:



Bart Przyjemski



James J. Banks

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Illinois Acknowledgment

STATE OF Illinois
COUNTY OF Cook } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bart Pogorzelski and 2020 Promrose LLC personally known to me to be the [Managers] [Members] [Guarantor] of a(n) LLC [limited liability company] [corporation] and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as such, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth. Given under my hand and notarial seal this 2 day of Feb, 2015.

[Signature]
Notary Public

My Commission Expires:

5/3/16



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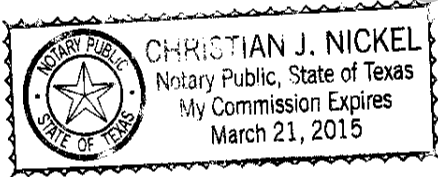
STATE of Texas
COUNTY of Tarrant

Before me, Christian J. Nickel, a Notary Public in and for Dallas in the State of Texas, personally appeared Jennifer Smith, Authorized Officer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30th day of January, 2015.

Christian J. Nickel

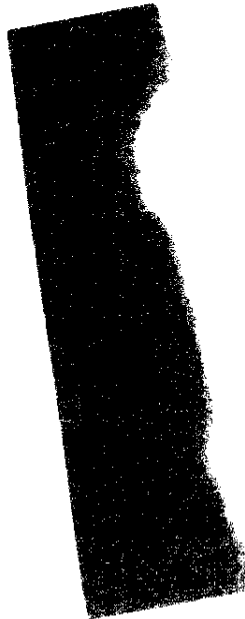
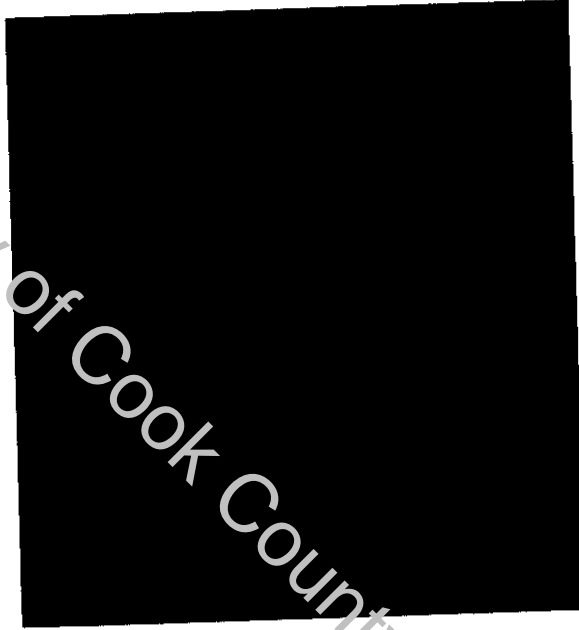
Name:
Notary Expires:



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EXHIBIT A
Legal Description

Property of Cook County Clerk's Office



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EXHIBIT "A"

LOTS 106, 107, 108, 109, 110, 111, 112 AND 113, IN WOLF, NELSON AND LEWIN'S SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE EAST 55 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE EAST LINE OF THE SOUTH 40 RODS OF THE WEST 20 RODS OF THE EAST 55 ACRES AND EAST OF THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 14 NORTH OF THE SOUTH 40 RODS THEREOF, IN COOK COUNTY, ILLINOIS.

Property address: 3634-48 West Montrose Avenue, Chicago, IL 60625
Tax Number: 13-14-127-025

Property of Cook County Clerk's Office