



10002102
(Cook)

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(4-6)

ASSIGNMENT OF
MORTGAGE AND RELATED
DOCUMENTS

10002102 1/1

THIS ASSIGNMENT is made on March 25, 2015, by TCF National Bank having an office located at 800 Burr Ridge Parkway, Burr Ridge, IL 60527 (the "Assignor"), and AZ SPE, LLC, having an office located at 12345 S. Keeler, Alsip, IL 60803 (the "Assignee").

Doc#: 1509857521 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/08/2015 01:04 PM Pg: 1 of 5



Doc#: Fee: \$8.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/08/2015 01:04 PM Pg: 0

WHEREAS, the Assignor is the record owner of the Commercial Mortgage, Assignment of Rents, Security Agreement and Financing Statement dated March 28, 2009 and recorded in the office of the Recorder of Deeds of Cook County as Document No. 0915522087 (Modifications 1023146041, 1031208110, 1224046152, and 1403029094) (as to parcels One and Two); May 28, 2009, 0915522086 (Modifications 1023146041, 1031208109, 1224046152, 1308846000, and 1403029094) (as to Parcel Three); October 28, 2010, 1031631050 (Modifications 1224046152, and 1403029094) (as to Parcel Four); and October 28, 2010, 1104512086 (Modifications 1224046152, and 1403029094) (as to Parcel Five) (combined, the "Mortgages") encumbering the real property described in Exhibit "A" attached hereto (the "Property"); and

WHEREAS, the Assignee has purchased the loans between the Assignor and Sandhu Petroleum Corporation Number 2 (as to Parcel One and Two), SMHR Holding Company LLC, as assignee from Sandhu Enterprises Inc. (as to Parcel Three), Sandhu Petroleum Corporation Number 2 (as to Parcel Four); and Sandhu Decatur LLC-Barrington (as to Parcel Five) (combined, the "Loans"), which Loans are secured by the Mortgages encumbering the Property;

NOW THEREFORE, for and in consideration of Ten Dollars (\$10.00), the receipt whereof is hereby acknowledged, the parties hereby agree as follows:

1. Assignment Clause. Assignor hereby sells, assigns, transfers and sets over unto Assignee all right, title and interest of Assignor in and to Assignor's interest in the Mortgages. This Assignment is absolute and is effective immediately, and is AS IS, WHERE IS and WITHOUT RECOURSE WITH ALL FAULTS, LATENT OR PATENT.

2. Assignee. Assignee hereby accepts this assignment and upon the date hereof assumes all obligations of the Mortgagee under the Mortgages.

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Plus
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3. Successors. The terms of this Assignment shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

4. Headings. The headings in this Assignment are inserted for convenience and identification only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this Assignment or any provision hereof.

5. Governing Law. This Assignment has been negotiated in, has been executed and delivered in, is payable in and shall be governed by the internal laws of the State of Illinois.

IN WITNESS WHEREOF, the Assignor and Assignee have executed this Assignment of Mortgage and Related Documents on March 25, 2015.

Assignor:
TCF National Bank

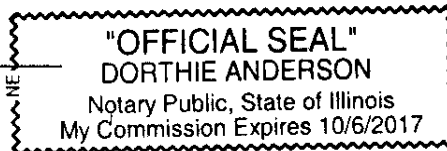
By: William B. Weall
William B. Weall, Vice President

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that William B. Weall personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of March, 2015.

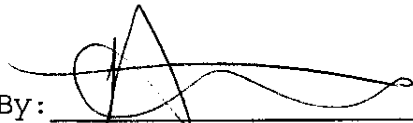
Dorthie Anderson
NOTARY PUBLIC



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Signature page to Assignment of Mortgage and Related Documents dated March 25, 2015, between TCF National Bank and AZ SPE, LLC.

Assignee:
AZ SPE, LLC

By:  _____

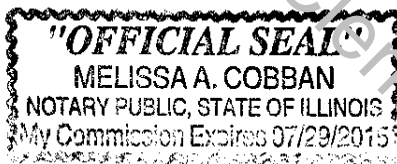
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ahmad K. Zahdan personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of March, 2015.



NOTARY PUBLIC



Prepared By:
Norman L. Hafron
Rosenfeld, Hafron, Shapiro & Farmer
221 North LaSalle St-#1763
Chicago, IL 60601

Mail To:
David Sweis
Sweis Law Firm, P.C.
2803 Butterfield Rd-#170
Oak Brook, IL 60523

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EXHIBIT A

LEGAL DESCRIPTION

Parcel One:

LOT 'C' IN WESTWOOD, BEING MILLS AND SONS SUBDIVISION IN THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 12-25-316-111-0000

Address: 7750 W. Grand, Elmwood Park, IL 60707

Parcel Two:

LOTS 1, 2, 3 AND 4 IN BLOCK 28 IN S. E. GROSS' SUBDIVISION OF BLOCK 27 TO 42 BOTH INCLUSIVE IN DAUPHIN PARK SECOND ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-03-200-045-0000

Address: 401 E. 87th Street, Chicago, IL 60619

Parcel Three:

THAT PART OF THE NORTHWEST 1/4 LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE NORTHWEST HIGHWAY OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE FULLY DESCRIBED AS; BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16, THENCE SOUTH 219.8 FEET, THENCE NORTHWEST AT AN ANGLE OF 59 DEGREES 06 MINUTES, 436.1 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SECTION 16, THENCE EAST 374.6 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 02-16-102-001-0000

Address: 1225 W. Northwest Highway, Palatine, IL 60067

Parcel Four: (a)

THE WEST 21.32 FEET (MEASURED ON THE NORTH LINE) OF THAT PART OF SUB-LOT 6 LYING NORTH OF THE NORTH LINE OF THE FIRST ALLEY SOUTH OF WEST WALNUT STREET AS OPENED BY THE CITY OF CHICAGO IN THE SUBDIVISION OF LOT 8 IN BLOCK 41, ALL IN CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel Four: (b)

SUB-LOTS 5 AND 6 IN THE SUBDIVISION OF LOT 9 IN BLOCK 41, ALL IN CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel Four: (c)

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THAT PART OF THE SOUTH 1/2 OF LOT 10 IN BLOCK 41, AFORESAID LYING BETWEEN THE SOUTH LINE OF WEST WALNUT STREET AND THE NORTH LINE OF THE FIRST ALLEY SOUTH OF SAID WALNUT STREET AS OPENED BY THE CITY OF CHICAGO THROUGH THE SOUTH 1/2 OF LOT 10 FROM EAST TO WEST (EXCEPT THE WEST 17 FEET OF SAID LOT 10 IN BLOCK 41, AFORESAID, TAKEN FOR WIDENING OF NORTH WESTERN AVENUE) ALL IN CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel Four: (d):

THE NORTH 1/2 OF VACATED ALLEY LYING SOUTH OF AND ADJOINING Parcels 1, 2 AND 3 AFORESAID ALL IN COOK COUNTY, ILLINOIS.

PIN: 17-07-312-038-0000;17-07-312-002-0000;17-07-312-001-0000
Address: 225 N. Western, Chicago, IL 60612

Parcel Five:

LOT 3 IN WILLOW CREEK, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 02-24-106-007-0000
ADDRESS: 850 East Northwest Highway, Palatine, IL 60074