

# UNOFFICIAL COPY



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RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/17/2015 02:53 PM Pg: 1 of 4

THIS DOCUMENT PREPARED BY  
ANDERSON, MCCOY & ORTA, P.C.  
AND UPON RECORDATION, RETURN TO:  
Sandra A. Franco  
Arnstein & Lehr LLP  
120 S. Riverside Plaza, Suite 1200  
Chicago, Illinois 60606

Cook County, Illinois  
Tax Map No. or Tax Parcel Identification No.: 16-23-111-016-0000

## ASSIGNMENT OF REAL ESTATE MORTGAGE

On October 24, 2014, The National Republic Bank of Chicago was closed by its supervising institution, and the Federal Deposit Insurance Corporation (acting in any capacity the "FDIC") was appointed as Receiver.

**THE FEDERAL DEPOSIT INSURANCE CORPORATION IN ITS CAPACITY AS RECEIVER FOR THE NATIONAL REPUBLIC BANK OF CHICAGO**, at 3501 Fairfax Drive (VSP 3701 - 8064), Arlington, VA 22226-3500 (hereinafter referred to as "Assignor"), for value received, does by these presents, grant, bargain, sell, assign, transfer and set over to **PHOENIX NPL, LLC, a Delaware limited liability company**, its successors and assigns, at 301 Commerce Street, Suite 3300, Fort Worth, Texas 76102, all right, title and interest in and to those documents listed immediately below, which relate to property described on the attached Exhibit A:

Real Estate Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated January 12, 2012, executed by DANSKA DEVELOPMENT, INC., an Illinois corporation (the "Grantor"), in the original principal sum of Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00) securing a Note made payable to THE NATIONAL REPUBLIC BANK OF CHICAGO, a national bank ("Mortgage"), and which Mortgage was recorded on January 19, 2012, as Document Number 1201934087 in the Real Estate Records of Cook County, State of Illinois ("Real Estate Records"), as the same may have been assigned, amended, supplemented, restated or modified.

2015-1 CRE/ADC Structured Transaction  
AMO Ref.: 3062.037  
Loan Ref.: 6451500-CL  
Asset ID: 10507001931

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TO HAVE AND TO HOLD THE SAME UNTO SAID PHOENIX NPL, LLC, ITS SUCCESSORS AND ASSIGNS.

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE, AND WITHOUT REPRESENTATION OR WARRANTY, EXPRESS, IMPLIED, OR BY OPERATION OF LAW, OF ANY KIND OR NATURE WHATSOEVER, BY THE FDIC IN ITS CAPACITY AS RECEIVER FOR THE NATIONAL REPUBLIC BANK OF CHICAGO, OR IN ITS CORPORATE CAPACITY. THE LOAN IS CONVEYED "AS IS" AND "WITH ALL FAULTS," WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER, INCLUDING AS TO COLLECTABILITY, ENFORCEABILITY, VALUE OF COLLATERAL, ABILITY OF ANY OBLIGOR TO REPAY, CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESS, IMPLIED OR BY OPERATION OF LAW, BY ANY PERSON, INCLUDING THE FDIC OR ITS OFFICERS, EMPLOYEES, AGENTS OR CONTRACTORS.

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## EXHIBIT "A"

LOT 31 IN BLOCK 2 IN VANCE AND PHILLIPS BOULEVARD ADDITION IN THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1322 South Lawndale, Chicago, Illinois

PIN: 16-23-111-016-0000

**LESS AND EXCEPT ANY AND ALL PROPERTY PREVIOUSLY RELEASED OF RECORD.**

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Property of Cook County Clerk's Office