

THIS DOCUMENT PREPARED BY
ANDERSON, MCCOY & ORTA, P.C.
AND UPON RECORDATION, RETURN TO:

Cook County, Illinois
Tax Map No. or Tax Parcel Identification No.: 12-21-100-011-0000
20156148

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**:

UNOFFICIAL COPY

Real Estate Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated January 15, 2009, executed by SCHILLER LODGES, L.L.C., a Michigan limited liability company (the "Grantor"), in the original principal sum of Five Million Eight Hundred Thousand and 00/100 Dollars (\$5,800,000.00) securing a Note made payable to THE NATIONAL REPUBLIC BANK OF CHICAGO, a national bank ("Mortgage"), and which Mortgage was recorded on January 20, 2009, as Document Number 0902035169 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.

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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

UNOFFICIAL COPY

EXHIBIT "A"

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THAT PART OF THE N 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID SECTION 21, 85.76 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21 AND RUNNING THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 21 TO THE NORTHWEST CORNER; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION, 247.58 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 107 DEGREES, 50 MINUTES, 00 SECONDS TO THE RIGHT WITH LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 221.56 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 43 DEGREES, 09 MINUTES, 08 SECONDS TO THE LEFT WITH LAST DESCRIBED LINE EXTENDED A DISTANCE OF 543.29 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 36 DEGREES, 01 MINUTES, 38 SECONDS TO THE RIGHT WITH LAST DESCRIBED LINE EXTENDED A DISTANCE OF 201.56 FEET TO A POINT; THENCE CONTINUING SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 7 DEGREES 07 MINUTES 30 SECONDS TO THE RIGHT WITH LAST DESCRIBED LINE EXTENDED A DISTANCE OF 558.93 FEET TO A POINT; THENCE CONTINUING SOUTHWESTERLY ALONG A LINE, SAID LINE CURVING TO THE RIGHT AND HAVING A RADIUS OF 3149 FEET, A DISTANCE OF 494.48 FEET TO A POINT OF BEGINNING (EXCEPTING FROM SAID PARCEL THAT PART TAKEN FOR MANNHEIM ROAD, AND EXCEPTING ALSO THAT PART LYING NORTH OF A LINE 102.75 FEET SOUTH AS MEASURED ALONG THE WEST LINE OF SAID SECTION 21 AND PARALLEL WITH THE NORTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21, AND EXCEPTING ALSO THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE ILLINOIS TOLLWAY AS DEDICATED PER DOCUMENT 17119539, RECORDED JANUARY 27, 1958 AND THE EXISTING EAST RIGHT OF WAY LINE OF MANNHEIM ROAD, SAID LINE LYING PARALLEL TO AND A DISTANCE OF 33 FEET EAST OF THE WEST LINE OF SECTION 21; THENCE NORTHEASTERLY ALONG SAID WEST LINE OF THE ILLINOIS TOLLWAY A DISTANCE OF 39.24 FEET, MORE OR LESS, TO A POINT BEING NORMALLY DISTANCE OF 17 FEET EAST OF SAID EAST RIGHT OF WAY LINE OF MANNHEIM ROAD; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 196.80 FEET TO A POINT ON THE SAID EAST RIGHT OF WAY LINE OF MANNHEIM ROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF MANNHEIM ROAD TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS EXCEPT A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COUNTY OF COOK, STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRONZE TABLET BEING THE WEST QUARTER CORNER FOR SAID SECTION 21, THENCE NORTH 03 DEGREES, 50 MINUTES 29 SECONDS EAST A DISTANCE OF 848.74 FEET, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO A POINT, THENCE EASTERLY AT A RIGHT ANGLE TO SAID WEST LINE, SOUTH 86 DEGREES 09 MINUTES 31 SECONDS EAST A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL, SAID POINT ALSO BEING ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF MANNHEIM ROAD, AS NOW LOCATED, SAID POINT BEING 124.75 FEET NORTHWESTERLY OF AND PERPENDICULARLY DISTANT FROM THE EXISTING CENTER LINE OF THE TRI-STATE

UNOFFICIAL COPY

TOLLWAY, AS NOW LOCATED, THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 01 DEGREES 06 MINUTES 47 SECONDS EAST A DISTANCE OF 13.03 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE BEING 14.0 FEET NORTHWESTERLY OF AND PERPENDICULARLY DISTANT FROM THE PROPOSED BASE LINE FOR RAMP "A" ON THE TRI-STATE TOLLWAY, THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 7053.96 FEET AND PARALLEL TO SAID RAMP BASE LINE AN ARC LENGTH OF 295.10 FEET, SAID ARC HAVING A CHORD BEARING OF NORTH 27 DEGREES 31 MINUTES 44 SECONDS EAST AND A CHORD LENGTH OF 295.08 FEET TO A POINT ON THE EXISTING CURVED NORTHWESTERLY RIGHT-OF-WAY LINE FOR THE SAID TRI-STATE TOLLWAY, SAID CURVED BEING CONCAVE TO THE NORTHWEST, SAID CURVE ALSO BEING 124.75 FEET NORTHWESTERLY OF AND PERPENDICULARLY DISTANT FROM THE SAID TOLLWAY CENTER LINE, THENCE SOUTHWESTERLY ALONG SAID CURVED RIGHT-OF-WAY LINE, HAVING A RADIUS OF 3149.29 FEET AND PARALLEL TO SAID CENTER LINE, AN ARC LENGTH OF 306.70 FEET, SAID ARC HAVING A CHORD BEARING SOUTH 26 DEGREES 21 MINUTES 42 SECONDS WEST AND A CHORD LENGTH OF 306.58 FEET, TO THE POINT OF BEGINNING.

Common Address: 3801 North Manheim Road, Schiller Park, Illinois

PIN: 12-21-100-011-0000

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