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RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/10/2015 01:31 PM Pg: 1 of 8

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Assignment of Loan Documents for the 315240 Loan

ASSIGNMENT OF LOAN DOCUMENTS

This Assignment of Loan Documents ("**Assignment**") is made this 1 day of August, 2015 by and between MB FINANCIAL BANK, N.A. successor in interest to Broadway Bank, an Illinois banking corporation ("**Seller**"), and ONTARIO CLARK LLC, an Illinois limited liability company, whose address is 55 E. Jackson #500, Chicago, Illinois, 60604 ("**Purchaser**").

RECITALS:

A. As successor in interest to Broadway Bank, an Illinois banking corporation ("**Broadway**"), Seller is the owner of that certain Promissory Note dated November 16, 2007 (as amended, modified and supplemented, the "**315240 Note**") in the original principal amount of One Hundred Thousand and No/100 Dollars (\$100,000.00) made by Reza's on Ontario, Inc., an Illinois corporation d/b/a Reza's Restaurant ("**Reza's Ontario**"), Reza Toulabi, an individual then giving an address in Illinois ("**Reza**") and Fereshteh Toulabi, an individual then giving an address in Illinois ("**Fereshteh**"), and Joseph R. Toulabi a/k/a Gholam R. Toulabi ("**Joseph**") and payable to Broadway, as such note was modified by that certain Change in Terms Agreement, dated December 4, 2008, made by Reza's Ontario, Reza, Fereshteh and Joseph, and payable to Broadway.

B. The loan evidenced by the 315240 Note is secured by, among other things, a Mortgage, dated November 16, 2007, in favor of Broadway made by Reza and Fereshteh, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on November 27, 2007 as Document 0733150004 as modified by that certain Modification of Mortgage, dated December 4, 2008, in favor of Broadway from Reza and Fereshteh, which mortgage encumbers certain real property located at 1468 W. Winona, Chicago, Illinois and legally described on **Exhibit A** attached hereto.

NOW, THEREFORE, the parties do hereby agree as follows:

CCRD REVIEWER

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1. **ASSIGNMENT**. For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Seller does hereby sell, assign, transfer and set over unto Purchaser all of Seller's right, title and interest in, to and the documents described on **Exhibit B** attached hereto (the "**Loan Documents**").
2. **WITHOUT RECOURSE**. Purchaser further covenants and agrees with Seller that this Assignment is made without recourse and without representation, warranty or covenant of any kind or nature, express or implied, except as expressly set forth in the Sale Agreement (as hereinafter defined).
3. **RECEIPT**. Purchaser hereby acknowledges receipt of the original of the 315240 Note and copies of the other Loan Documents.
4. **AGREEMENT**. This Assignment is being delivered pursuant to the terms of a certain Agreement for Sale of Loans dated as of August 6, 2015 by and between Seller and Purchaser (the "**Sale Agreement**").

[Signature Page Follows]

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IN WITNESS WHEREOF, Seller and Purchaser have executed this Assignment of Loan Documents as of the day and year first above-written.

MB FINANCIAL BANK, N.A., as successor in interest to the Federal Deposit Insurance Corporation, as Receiver for Broadway Bank, an Illinois banking corporation

By: *Robert Romero*

Name: Robert Romero

Title: Vice President

ONTARIO CLARK LLC, an Illinois limited liability company

By: _____

Name: _____

Title: _____

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[Signature Page to Assignment of Loan Documents]

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IN WITNESS WHEREOF, Seller and Purchaser have executed this Assignment of Loan Documents as of the day and year first above-written.

MB FINANCIAL BANK, N.A., as successor in interest to the Federal Deposit Insurance Corporation, as Receiver for Broadway Bank, an Illinois banking corporation

By: _____
Name: Robert Romero
Title: Vice President

ONTARIO CLARK LLC, an Illinois limited liability company

By: _____
Name: JEFF AGER
Title: MANAGER

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STATE OF ILLINOIS)
) .ss
COUNTY OF COOK)

I Deborah M. Bauer, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Romero, Vice President of MB Financial Bank, N.A., a national banking association, is 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 and delivered said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 6th day of August, 2015.

Deborah M. Bauer
Notary Public

My Commission Expires: 9-12-16



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STATE OF ILLINOIS)
).ss
COUNTY OF COOK)

I BENNET SCHWARTZ, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeff Aeder, the Manager of ONTARIO CLARK LLC, an Illinois Limited Liability Company, is 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 and delivered said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 7 day of August, 2015.

Bennet Schwartz
Notary Public

My Commission Expires: _____



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EXHIBIT A TO ASSIGNMENT

LEGAL DESCRIPTION

LOT 27 AND 28 (EXCEPT THE NORTH 8 FEET THEREOF DEDICATED FOR AN ALLEY) IN BROWN'S 2ND ADDITION TO ARGYLE, A SUBDIVISION OF PART OF THE NORTH 6.62 CHAINS LYING EAST OF CLARK STREET OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1488 W. WINONA, CHICAGO, IL 60640. The Real Property Identification number is 14-08-301-024-0000.

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EXHIBIT B TO ASSIGNMENT

Description of Loan Documents

The 315240 Loan:

1. Promissory Note, dated November 16, 2007 (the "**315240 Note**"), in the original principal amount of One Hundred Thousand and No/100 Dollars (\$100,000.00) made by made by Reza's Ontario, Reza, Fereshteh and Joseph and payable to Broadway
2. Allonge to Promissory Note, dated June 10, 2013 and attached to the 315240 Note, made by the Federal Deposit Insurance Corporation, as Receiver for Broadway, and payable to Seller
3. Change in Terms Agreement, dated December 4, 2008, made by Reza's Ontario, Reza, Fereshteh and Joseph and payable to Broadway
4. Mortgage, dated November 16, 2007 (the "**Fifth Mortgage**"), in favor of Broadway made by Reza and Fereshteh, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on November 27, 2007 as Document 0733150004 on the Winona Property.
5. Assignment of Rents, dated November 16, 2007, in favor of Broadway, made by Reza and Fereshteh and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on November 27, 2007 as Document 0733150005 on the Winona Property
6. Business Loan Agreement, dated November 16, 2007, by and among Broadway, Persian, Reza, Fereshteh, Joseph and Gholam, in favor of Broadway
7. Business Loan Agreement, dated December 4, 2008, by and among Broadway, Persian, Reza, Fereshteh, Joseph and Gholam, in favor of Broadway
8. Modification of Mortgage, dated December 4, 2008, in favor of Broadway from Reza and Fereshteh relating to the Fifth Mortgage
9. Forbearance Agreement, effective July 5, 2011 (the "**315240 Forbearance**"), by and among Seller, Reza and Fereshteh, Joseph and Reza's Ontario relating to the loan evidenced by the 315240 Note
10. Letter, dated April 26, 2013, sent on behalf of Seller to Reza, Fereshteh, Joseph and Reza's Ontario regarding notice of default under the 315240 Forbearance