



1616115055

Doc#: 1616115055 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/09/2016 02:10 PM Pg: 1 of 4

RECORDATION REQUESTED BY:  
Tower Real Estate Fund I LLC  
7434 N Harlem Ave  
Chicago IL 60631

WHEN RECORDED MAIL TO:  
Tower Real Estate Fund I LLC  
7434 N Harlem Ave  
Chicago IL 60631

SEND TAX NOTICES TO:  
Tower Real Estate Fund I LLC  
7434 N Harlem Ave  
Chicago IL 60631

FOR RECORDER'S USE ONLY

This Assignment of Mortgage prepared by:  
Tower Real Estate Fund I LLC  
7434 N Harlem Ave  
Chicago IL 60631

**COLLATERAL ASSIGNMENT OF MORTGAGE AND ASSIGNMENT OF RENTS**

THIS COLLATERAL ASSIGNMENT OF MORTGAGE AND ASSIGNMENT OF RENTS dated June 3, 2016, is made and executed between TOWER REAL ESTATE FUND I LLC, A DELAWARE LIMITED LIABILITY COMPANY, whose address is 7434 N Harlem Ave Chicago, IL 60631 (referred to below as "Assignor") and PARK RIDGE COMMUNITY BANK, whose address is 626 TALCOTT ROAD - P. O. BOX 229, PARK RIDGE, IL 60068 (referred to below as "Assignee").

**MORTGAGE AND ASSIGNMENT OF RENTS.** Green Property Acquisitions LLC, the Mortgagor, executed and delivered to TOWER REAL ESTATE FUND I LLC, A DELAWARE LIMITED LIABILITY COMPANY, the Mortgagee, a Mortgage and an Assignment of Rents both dated June 3, 2016 in the amount of \$200,000.00 and recorded on \_\_\_\_\_ respectively in the office of the Cook County Recorder, Illinois, as Document Number(s) \_\_\_\_\_ and \_\_\_\_\_ respectively.

**REAL PROPERTY DESCRIPTION.** The Mortgage and Assignment of Rents covers the following described real properties located in \_Cook\_ County, State of \_Illinois\_:

SEE ATTACHED "EXHIBIT A"

The Real Property or its address is commonly known as \_Parcel 1: 6718 S Throop Chicago IL 60617 & Parcel 2: 508 N Lawndale Chicago IL 60624\_

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5C1601360  
3 of 3

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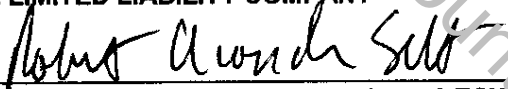
The Real Property tax identification number is Parcel 1: 20-20-305-029-0000 & Parcel 2: 16-11-123-040-0000

**ASSIGNMENT OF MORTGAGE AND ASSIGNMENT OF RENTS.** For valuable consideration, Assignor hereby collaterally assigns and conveys to Assignee all of Assignor's right, title and interest in and to the above described Mortgage and Assignment of Rents, together with all of Assignor's right, title and interest in and to the promissory note or notes, guaranty or guaranties (or other credit agreements) secured by the Mortgage and Assignment of Rents; provided, however, this is a collateral assignment, given solely for the purpose of securing Assignor's indebtedness and obligations to Assignee. At the written election by Assignee to Assignor during the existence of an event of default under the documents governing Assignor's indebtedness and obligations to Assignee (after the passage of any grace or cure period), the Assignor's right, title and interest in and to the Mortgage and Assignment of Rents shall absolutely vest in the Assignee. Until such written election by Assignee during the existence of an event of default under the documents governing Assignor's indebtedness and obligations to Assignee, Assignor shall retain all beneficial and equitable interest in the Mortgage and the Assignment of Rents and all related loan documents. Upon satisfaction of Assignor's payment obligations under the documents governing Assignor's indebtedness and obligations to Assignee, the Assignee shall release this collateral assignment and have no further right or interest in respect of the Mortgage or Assignment of Rents.

**ASSIGNOR:**

**TOWER REAL ESTATE FUND I LLC, A DELAWARE LIMITED LIABILITY COMPANY**

**By: TOWER CAPITAL ADVISORS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, Manager of TOWER REAL ESTATE FUND I LLC, A DELAWARE LIMITED LIABILITY COMPANY**

By:   
**ROBERT A. VON DER SITT, Member of TOWER CAPITAL ADVISORS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**

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## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

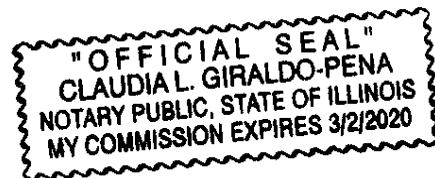
STATE OF IL )  
 ) SS  
 COUNTY OF Cook )

On this 3<sup>rd</sup> of June, 2016, before me, the undersigned Notary Public, personally appeared **Robert A. VON DER SITT, Member of TOWER CAPITAL ADVISORS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, Manager of TOWER REAL ESTATE FUND I LLC, A DELAWARE LIMITED LIABILITY COMPANY;**, and known to me to be members or designated agents of the limited liability company that executed the Assignment of Mortgage and acknowledged the Assignment to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Assignment and in fact executed the Assignment on behalf of the limited liability company.

By Claudia Giraldo Residing 20 Jean K, Ste 229, Chicago at

Notary Public in and for the State of IL

My commission expires 3/2/20



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## LEGAL DESCRIPTION

Order No.: SC16018639

For APN/Parcel ID(s): 20-20-305-029 and 16-11-123-040

For Tax Map ID(s): 20-20-305-029 and 16-11-123040

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Parcel 1:

Lots 135, 136 And 137 In Weddel And Cox Addition To Englewood  
In The East 1/2 Of The Southwest 1/4 Of Section 20, Township 38 North,  
Range 14, East Of The Third Principal Meridain, In Cook County,  
Illinois.

Commonly known as 6715 S. Throop Ave., Chicago, IL. by showing the address no additional coverage is provided.

Parcel 2:

Lot 24 In Block 11 In Juliand And Browns Subdivision Of Lots  
1, 2, And 3 In Block 11 And Lots 1, 2 And 3 In Block 13 In Mortons  
Subdivision Of The East 1/2 Of The Northwest 1/4 Of Section 11,  
Township 39 North, Range 13 East Of The Third Principal Meridian, In  
Cook County, Illinois.

Commonly known as 508 N. Lawndale, Chicago, IL. by showing the address no additional coverage is provided.

For APN/Parcel ID(s): 16-11-123-040

For Tax Map ID(s): 16-11-123-040

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