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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/14/2016 03:02 PM Pg: 1 of 8

After recording, please return to:
LaRue Little, Esq.
Chicago Housing Authority
60 E. Van Buren St., 12th Floor
Chicago, Illinois 60605

ASSIGNMENT OF MORTGAGE, SECURITY AND RECAPTURE AGREEMENT

THIS ASSIGNMENT OF MORTGAGE, SECURITY AND RECAPTURE AGREEMENT (this "Assignment") is made and entered into as of the 13th day of June, 2016, by Parkside Old Town I, LLC, an Illinois limited liability company ("Assignor") with its principal office at 1020 West Montrose Avenue, Chicago, Illinois 60613, to the Chicago Housing Authority, an Illinois municipal corporation ("Assignee"), with its principal office at 60 E. Van Buren St., 12th Floor, Chicago, Illinois 60605.

Recitals

A. Assignor is the developer of the development commonly known as Parkside of Old Town, located in, Chicago, Illinois (the "Development").

B. Assignee has purchased and is now the owner and holder of the construction loan for the Development (the "Construction Loan"), which was originally made by JPMorgan Chase Bank, N.A. ("Construction Lender") to Assignor. The Construction Loan is: (1) evidenced by that certain Amended and Restated Promissory Note, dated December 15, 2009, made by Assignor payable to Construction Lender in the original amount of \$31,181,535.16 (the "Construction Loan Note"); and (2) secured by, among other things, that certain Construction Leasehold Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing, dated September 1, 2006 and recorded with the Cook County Recorder on October 13, 2006 as Document No. 0628602052, as amended by that certain First Amendment of Loan Documents, dated September 21, 2009 and recorded with the Cook County Recorder on September 25, 2009 as Document No. 0926819019, and as further amended by that certain Second Amendment of Mortgage and Other Loan Documents, dated December 15, 2009 and recorded with the Cook County Recorder on January 15, 2010 as Document No. 1001529051 (as so amended, the "Construction Loan Mortgage").

C. Assignor, as seller, and each purchaser identified on Exhibit A attached hereto, (each a "Purchaser" and collectively, the "Purchasers"), as purchasers, entered into a Purchase Agreement for the condominium unit legally described on Exhibit A attached hereto (each a "Home", and collectively, the "Homes"), which are part of the Development.

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D. In connection with the closing of the sale of the Homes to Purchasers, Purchasers executed and delivered to Assignor that certain Mortgage, Security and Recapture Agreement identified in Exhibit A attached hereto (individually, the "Recapture Mortgage", and collectively, the "Recapture Mortgages").

E. In exchange for Assignee's release of the Construction Loan Mortgage with respect to each Home, Assignor has agreed to assign the Recapture Mortgage to Assignee. The effect of such assignment, among others, is that Assignee will be entitled to receive all payments due from Purchasers under the Recapture Mortgages.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor does hereby grant, bargain, sell, assign, transfer and set over unto Assignee, its successors, transferees, and assigns forever, all of the rights, title, interest, powers and privileges of Assignor in, to and under the Recapture Mortgages, including, without limitation, any and all sums of money due and to become due thereunder.

This Assignment is made without recourse or warranty (express, implied or statutory) to Assignee, except that Assignor warrants as follows:


1. Assignor has good right, power and authority to assign the Recapture Mortgage to Assignor; and
2. The undersigned is fully authorized to execute this instrument on behalf of Assignor.

DATED: June 13, 2016.

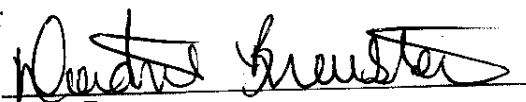
Parkside Old Town I, LLC,
an Illinois limited liability company

By: Parkside Associates, LLC, an
Illinois limited liability company,
Managing Member

By: Holsten Real Estate Development Corporation,
an Illinois corporation
Member

By: 
Name: Peter M. Holsten
Title: President

By: Cabrini Green LAC Community Development Corporation,
an Illinois not-for-profit corporation
Member

By: 
Name: Deidre Brewster
Title: President

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Exhibit A

HOME	LEGAL DESCRIPTION	MORTGAGE INFORMATION
<p>1. Purchaser: Chris DeBrizzio</p> <p>Property Address: 511 W. Division Street, Unit 03-305 & Parking Space 03-013, Chicago, IL 60610</p>	<p><u>See Exhibit A-1.</u></p> <p>PIN: 17-04-307-054-4140</p>	<p>Title: Mortgage, Security and Recapture Agreement dated August 29, 2011</p> <p>Recording Information: recorded with the Cook County Recorder of Deeds on September 2, 2011, as document number 1124557165</p>
<p>2. Purchaser: Maxim Agaronov</p> <p>Property Address: 511 W. Division Street, Unit 03-402 & Parking Space 03-025, Chicago, IL 60610</p>	<p><u>See Exhibit A-1.</u></p> <p>PIN: 17-04-307-054-4149</p>	<p>Title: Mortgage, Security and Recapture Agreement dated December 23, 2011</p> <p>Recording Information: Recorded with the Cook County Recorder of Deeds on February 9, 2012, as document number 1204018062</p>
<p>3. Purchaser: Scott H. Godish</p> <p>Property Address: 511 W. Division Street, Unit 03-502 & Parking Space 03-57, Chicago, IL, 60610</p>	<p><u>See Exhibit A-1.</u></p> <p>PIN: 17-04-307-054-4161</p>	<p>Title: Mortgage, Security and Recapture Agreement dated April 30, 2009</p> <p>Recording Information: Recorded with the Cook County Recorder of Deeds on May 12, 2009, as document number 0913257222</p>
<p>4. Purchaser: John Otterbacher & Darcy Maxim-Otterbacher</p> <p>Property Address: 511 W. Division Street, Unit 03- 609 & P03-012, Chicago, IL 60610</p>	<p><u>See Exhibit A-1.</u></p> <p>PIN: 17-04-307-054-4180</p>	<p>Title: Mortgage, Security and Recapture Agreement dated November 3, 2008</p> <p>Recording Information:</p>

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		Recorded with the Cook County Recorder of Deeds on December 29, 2008, as document number 0836447006
5. Purchaser: Miriam Rios Property Address: 1152 N. Cleveland Avenue, Unit 12-105, Chicago, IL 60610	<u>See Exhibit A-2.</u> PIN: 17-04-305-058-4053	Title: Mortgage, Security and Recapture Agreement dated March 8, 2010 Recording Information: Recorded with the Cook County Recorder of Deeds on March 23, 2010, as document number 1008257139
6. Purchaser: Clarence Norwood Property Address: 510 W. Elm, Unit 13-103, Chicago, IL 60610	<u>See Exhibit A-2.</u> PIN: 17-04-305-058-4018	Title: Mortgage, Security and Recapture Agreement dated November 6, 2007 Recording Information: Recorded with the Cook County Recorder of Deeds on November 14, 2007, as document number 0731847038
7. Purchaser: Jared Doskow Property Address: 437 W. Division, Unit 01-512 & Parking Space 01-45, Chicago, IL 60610	<u>See Exhibit A-2.</u> PIN: 17-04-307-054-4054	Title: Mortgage, Security and Recapture Agreement dated July 15, 2008 Recording Information: Recorded with the Cook County Recorder of Deeds on August 4, 2008, as document number 0821757046, and re-recorded on January 26, 2016, as document number 1602647074 and re- recorded on April 5, 2016 as document no: 1609657135.
8. Purchaser: Miles L. Warren III Property Address:	<u>See Exhibit A-2.</u> PIN: 17-04-305-058-4002	Title: Mortgage, Security and Recapture Agreement dated October 10, 2007

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1144 N. Hudson Ave., Unit 09-103, Chicago, IL 60610		Recording Information: Recorded with the Cook County Recorder of Deeds on October 16, 2007, as document number 0728967002, and re-recorded on February 17, 2016, as document no: 1604847140.
9. Purchaser: Jamie Tapper Property Address: 437 West Division, Unit 612, Chicago, IL 60610	<u>See Exhibit A-1</u> PIN: 17-04-307-054-4072	Title: Mortgage, Security and Recapture Agreement dated June 9, 2009 Recording Information: Recorded with the Cook County Recorder of Deeds on June 19, 2009, as document number 0917018071.

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EXHIBIT A-1

Legal Description

PARCEL 1: THE ABOVE-REFERENCED UNIT IN THE PARKSIDE OF OLD TOWN MIDRISE LEASEHOLD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN PARKSIDE OF OLD TOWN, BEING A RESUBDIVISION AND CONSOLIDATION OF PARTS OF BLOCKS 2 AND 3, AND ALL OF BLOCKS 4 AND 5, AND PARTS OF VACATED ALLEYS LYING WITHIN BLOCK 2 AFORESAID, AND VACATED ALLEYS LYING WITHIN BLOCKS 3, 4 AND 5 AFORESAID, TOGETHER WITH THAT PART OF VACATED ELM STREET LYING SOUTH OF AND ADJOINING BLOCKS 2, 3 AND 5 AFORESAID, AND LYING NORTH OF AND ADJOINING BLOCKS 9, 7 AND 6, AND THAT PART OF VACATED NORTH HUDSON AVENUE LYING WEST OF AND ADJOINING BLOCK 2 AFORESAID, AND LYING EAST OF AND ADJOINING BLOCK 3 AFORESAID, AND LYING NORTH OF THE SOUTH LINE OF WEST ELM STREET, AND LYING SOUTH OF THE SOUTH LINE OF WEST DIVISION STREET AS WIDENED, ALL IN ROGERS' SUBDIVISION OF THAT PART WEST OF THE EAST LINE OF SEDGWICK STREET OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID PARKSIDE OF OLD TOWN RECORDED AUGUST 4, 2006 AS DOCUMENT NO: 0621632048.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR PARKSIDE OF OLD TOWN MIDRISE LEASEHOLD CONDOMINIUM RECORDED AS DOCUMENT NO. 0818345111, AS AMENDED FROM TIME TO TIME (THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

A LEASEHOLD ESTATE CREATED BY GROUND LEASE (MIDRISE) FOR A PORTION OF THE PARKSIDE PHASE I DEVELOPMENT BETWEEN CHICAGO HOUSING AUTHORITY, LANDLORD, AND PARKSIDE OLD TOWN I, LLC, TENANT RECORDED OCTOBER 13, 2006 AS DOCUMENT NUMBER 0628602043 FOR A TERM OF NINETY-NINE YEARS COMMENCING ON SEPTEMBER 1, 2006; PARTIALLY ASSIGNED IN THE AMOUNT OF GRANTEE'S UNDIVIDED INTEREST HEREIN TO GRANTEE PURSUANT TO THE "UNIT LEASE ASSIGNMENT" AS DEFINED IN SECTION 6.5 OF THE GROUND LEASE OVER THE PROPERTY DESCRIBED ABOVE AS PARCEL 1.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS OVER THE COMMUNITY AREA FOR ACCESS, INGRESS, AND EGRESS TO AND FROM PARCELS 1 AND 2 OVER THE COMMUNITY AREA AS CREATED BY SECTION 2.04 OF THE COMMUNITY DECLARATION RECORDED OCTOBER 5, 2007 AS DOCUMENT NUMBER 0727815136, AS AMENDED FROM TIME TO TIME.

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EXHIBIT A-2

Legal Description

PARCEL 1:

THE ABOVE-REFERENCED UNIT IN THE PARKSIDE OF OLD TOWN TOWNHOME LEASEHOLD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN PARKSIDE OF OLD TOWN, BEING A RESUBDIVISION AND CONSOLIDATION OF PARTS OF BLOCKS 2 AND 3, AND ALL OF BLOCKS 4 AND 5, AND PARTS OF VACATED ALLEYS LYING WITHIN BLOCK 2 AFORESAID, AND VACATED ALLEYS LYING WITHIN BLOCKS 3, 4 AND 5 AFORESAID, TOGETHER WITH THAT PART OF VACATED ELM STREET LYING SOUTH OF AND ADJOINING BLOCKS 2, 3 AND 5 AFORESAID, AND LYING NORTH OF AND ADJOINING BLOCKS 9, 7 AND 6, AND THAT PART OF VACATED NORTH HUDSON AVENUE LYING WEST OF AND ADJOINING BLOCK 2 AFORESAID, AND LYING EAST OF AND ADJOINING BLOCK 3 AFORESAID, AND LYING NORTH OF THE SOUTH LINE OF WEST ELM STREET, AND LYING SOUTH OF THE SOUTH LINE OF WEST DIVISION STREET AS WIDENED, ALL IN ROGERS' SUBDIVISION OF THAT PART WEST OF THE EAST LINE OF SEDGWICK STREET OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID PARKSIDE OF OLD TOWN RECORDED AUGUST 4, 2006 AS DOCUMENT NO: 0621632048.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR PARKSIDE OF OLD TOWN TOWNHOME LEASEHOLD CONDOMINIUM RECORDED AS DOCUMENT NO. 0727815135, AS AMENDED FROM TIME TO TIME (THE "TOWNHOME DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

A LEASEHOLD ESTATE CREATED BY GROUND LEASE (TOWNHOME) FOR A PORTION OF THE PARKSIDE PHASE I DEVELOPMENT BETWEEN CHICAGO HOUSING AUTHORITY, LANDLORD, AND PARKSIDE OLD TOWN I, LLC, TENANT RECORDED OCTOBER 13, 2006 AS DOCUMENT NUMBER 0628602744 FOR A TERM OF NINETY-NINE YEARS COMMENCING ON SEPTEMBER 1, 2006; PARTIALLY ASSIGNED IN THE AMOUNT OF GRANTEE'S UNDIVIDED INTEREST HEREIN TO GRANTEE PURSUANT TO THE "UNIT LEASE ASSIGNMENT" AS DEFINED IN SECTION 6.3 OF THE GROUND LEASE OVER THE PROPERTY DESCRIBED ABOVE AS PARCEL 1.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS OVER THE COMMUNITY AREA FOR ACCESS, INGRESS, AND EGRESS TO AND FROM PARCELS 1 AND 2 OVER THE COMMUNITY AREA AS CREATED BY SECTION 2.04 OF THE COMMUNITY DECLARATION RECORDED OCTOBER 5, 2007 AS DOCUMENT NUMBER 0727815136, AS AMENDED FROM TIME TO TIME.