



Doc#: 1623501064 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/22/2016 02:35 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 August 8, 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 829, PARK RIDGE, IL 60068 (referred to below as "Assignee").

MORTGAGE AND ASSIGNMENT OF RENTS. Impressive Properties, 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 August 8, 2016 in the amount of \$200,000.00 and recorded on 8-22-16 respectively in the office of the COOK County Recorder, Illinois, as Document Number(s) 1623501062 and 1623501063 respectively.

FIDELITY NATIONAL TITLE SC16027786
303

BOX 15

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P 3
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SC Y
INT AB

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 7139 S Normal Chicago IL 60621 & 5757 S Marshfield Ave Chicago IL 60636

UNOFFICIAL COPY

The Real Property tax identification number is _Parcel 1 of 2: 20-28-106-009-0000 & Parcel 2 of 2: 20-18-223-023-0000_____

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: _____

RICHARD J. VON DER SITT, Member of TOWER CAPITAL ADVISORS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

UNOFFICIAL COPY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

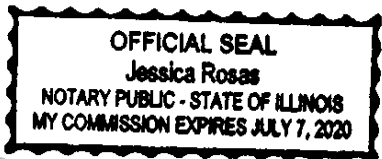
STATE OF IL)
 COUNTY OF Cook) SS
)

On this 8/8/16, before me, the undersigned Notary Public, personally appeared **RICHARD J. 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 [Signature] Residing Skokie at _____

Notary Public in and for the State of IL

My commission expires _____



UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: SC16027786

For APN/Parcel ID(s): 20-28-106-009-0000

PARCEL 1:

THE NORTH 35 FEET OF LOT 8 AND THE SOUTH 25 FEET OF LOT 9 IN BLOCK 2 IN DEWOLF'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, ALSO THAT PART OF THE NORTHEAST 1/4 LYING WEST OF CHICAGO ROCK ISLAND AND PACIFIC RAILROAD OF SECTION 28 AFORESAID, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

For APN/Parcel ID(s): 20-18-223-023-0000

PARCEL 2:

LOTS 25 AND 26 IN BLOCK 9 IN ASHLAND, A SUBDIVISION OF THE NORTH 3/4 AND THE NORTH 33 FEET OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE NORTH EAST 1/4 (EXCEPT THE NORTH 167 FEET THEREOF), OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

Property of Cook County Clerk's Office