

# UNOFFICIAL COPY



Doc# 163222187 Fee \$44.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 11/17/2016 03:13 PM PG: 1 OF 4

Prepared By:  
Dragica Mijailovic, Esq.  
Sun Life Financial  
One Sun Life Executive Park, SC 2335  
Wellesley Hills, MA 02481

When Recorded Mail To:

KC WILSON & ASSOCIATES  
23041 AVENIDA DE LA CARLOTA #230  
LAGUNA HILLS, CA 92653

RACEWAY

(Space above this line for Recorder's use)

## ASSIGNMENT OF MORTGAGE AND OTHER LOAN DOCUMENTS

ASSIGNOR: Sun Life Assurance Company of Canada, a Canadian corporation

ASSIGNOR ADDRESS: One Sun Life Executive Park, Wellesley Hills, MA 02481,

the holder of that certain mortgage, deed of trust or deed to secure debt described on Exhibit A attached hereto and the other loan documents described on Exhibit A attached hereto (together with any amendments, renewals, extensions, or modifications thereto, the "Mortgage and Other Loan Documents") hereby assigns the Mortgage and Other Loan Documents, and the notes and claims secured thereby, TO

ASSIGNEE: Lancewood Capital, LLC, a Delaware limited liability company

ASSIGNEE ADDRESS: 500 Summit Lake Drive, Suite 400, Valhalla, NY 10595  
LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

This assignment is made without recourse, representations or warranties of any kind.

Assignor has duly executed this Assignment to be effective as of the 24th day of August, 2016.

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IN WITNESS WHEREOF, Assignor has duly executed this Assignment to be effective as of the date first written above.

ASSIGNOR:

Sun Life Assurance Company of Canada, a Canadian corporation

By: [Signature]  
Name: John Moynihan  
Title: Director, Asset Management

By: [Signature]  
Name: MATTHEW D. CAPOFREDDI  
Title: MANAGING DIRECTOR

Property of Cook County Clerk's Office

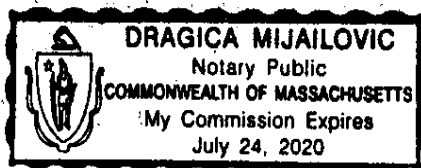
COMMONWEALTH OF MASSACHUSETTS )  
 ) ss:  
COUNTY OF NORFOLK )

On the 23<sup>rd</sup> day of August, in the year 2016, before me, the undersigned notary public, personally appeared John Moynihan as Director and Matthew D. Capofreddi as Managing Director for Sun Life Assurance Company of Canada, a Canadian corporation, proved to me through satisfactory evidence of identification, being to me known to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]  
Notary Public

My Commission Expires: July 24, 2020

[SEAL]



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## EXHIBIT A TO ASSIGNMENT OF MORTGAGE AND OTHER LOAN DOCUMENTS

### Loan Documents dated April 07, 2006

1. Promissory Note, from Raceway Land Development LLC, an Illinois limited liability company ("**Borrower**") to Sun Life Assurance Company of Canada, a Canadian corporation ("**Lender**"), in the amount of \$3,000,000.00.
2. Mortgage and Security Agreement from Borrower to Lender, (recorded on April 14, 2006, as Document No. 0610420052, Recording Records of Cook County, Illinois ("**Recording Records**")).
3. Assignment of Leases and Rents from Borrower to Lender, (recorded on April 14, 2006, as Document No. 0610420053, in the Recording Records).
4. Environmental Indemnity from Borrower and Central Grocers, Inc. and Coniston Capital LLC ("**Guarantor**").
5. Guaranty of Non-Recourse Carve-outs from Guarantor.
6. UCC-1 Financing Statements
  - a. State – Filed with the Illinois Secretary of State on July 28, 2006 under Filing No. 11195148.
  - b. County - Recorded on April 14, 2006, as Document No. 0610420054, in the Recording Records.
7. Escrow Waiver Letter from Borrower to Lender
8. First American Title Insurance Company's Title Insurance Policy Number 1353432, dated April 14, 2006, in the amount of \$3,000,000.00.

### Loan Modification Documents dated November 23, 2015

9. Modification of Loan Documents and Reaffirmation and Confirmation of Obligations under Loan Documents by and among Lender, Borrower and Guarantor, (recorded on December 10, 2015, as Document No. 1534412029, in the Recording Records).
10. Escrow Agreement by and among Borrower, Lender and Berkadia Commercial Mortgage LLC ("**Escrow Agent**").
11. Modification Endorsement to Title Insurance Policy Number 1353432, dated December 10, 2015.

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## LEGAL DESCRIPTION - EXHIBIT A

### Legal Description: PARCEL 1:

That part of the West Half of the Southwest Quarter of the Northwest Quarter of Section 32, Township 37 North, Range 14 East of the Third Principal Meridian, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 32; thence North 00 degrees 00 minutes 55 seconds West along the West line of the Southwest Quarter of the Northwest Quarter of said Section 32 a distance of 160.00 feet, to a point of intersection with the Southwesterly extension of the Northerly line of a tract of land conveyed to Sanitary District of Chicago, Corporation of Illinois by Warranty Deed dated September 30, 1911 and recorded October 25, 1911 in Book 11716, Page 334 as document number 4854550; running thence North 77 degrees 56 minutes 16 seconds East along said Southwesterly extension and the Northerly line aforesaid, a distance of 412.60 feet to the point of beginning; thence North 00 degrees 00 minutes 55 seconds West, a distance of 242.51 feet; thence North 89 degrees 59 minutes 05 seconds East, a distance of 261.02 feet; thence South 00 degrees 00 minutes 23 seconds East a distance of 186.37 feet to the Northerly line of that tract of land conveyed to Sanitary District of Chicago aforesaid; thence South 77 degrees 56 minutes 16 seconds West, for distance of 266.87 feet to the point of beginning, in Cook County, Illinois.

### PARCEL 2:

Non-exclusive easements for the benefit of Parcel 1 as created by Declaration of Easements Restrictions and Covenants, recorded October 18, 2001 as document 0010973450, for the purpose of ingress and egress, and utilities.

Permanent Index #'s: 25-32-105-028-0000 Vol. 039

Property Address: S/E/C of Vermont Avenue and Ashland, Avenue, Calumet Park, Illinois

Clerk of Cook County Clerk's Office