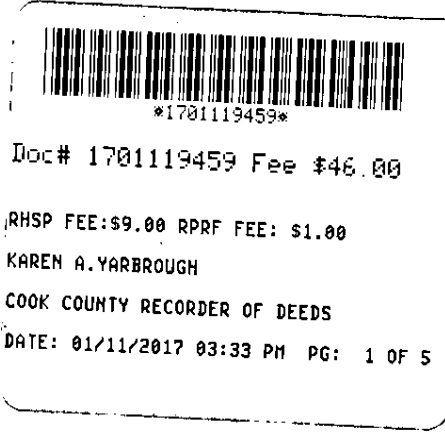


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Prepared by, and after recording
return to:

Much Shelist
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606
Attention: Steven L. DeGraff

1 of 20

EPENNETTI

COLLATERAL ASSIGNMENT OF MORTGAGE
AND LOAN DOCUMENTS

COLLATERAL ASSIGNMENT OF MORTGAGE AND LOAN DOCUMENTS

THIS **COLLATERAL ASSIGNMENT OF MORTGAGE AND LOAN DOCUMENTS** dated as of this 10th day of January, 2017 is made by **JW LEGACY LLC**, an Illinois limited liability company, having an address of 855 North Elston Avenue, Chicago, Illinois 60642 ("Assignor") in favor of **BYLINE BANK**, an Illinois banking corporation, having an address of 180 North LaSalle Street, 3rd Floor, Chicago, Illinois 60601 ("Assignee").

RECITALS:

- A. Assignor and Assignee, as lender, have entered into that certain Loan Agreement of even date herewith (the "Loan Agreement"), pursuant to which Assignee has agreed to make a loan to Assignor ("Loan"), subject to the terms and conditions contained in the Loan Agreement.
- B. The Loan is evidenced by that certain Promissory Note dated of even date with the Loan Agreement in the original principal amount of Five Million Six Hundred Fifty Six Thousand Seven Hundred Fifty and 00/100 Dollars (\$5,656,750.00) executed by Assignor and payable to the order of Assignee.
- C. Assignor has acquired an interest in the Property (as hereinafter defined) pursuant to that certain Assignment and Assumption of Mortgage and Loan Documents dated November 21, 2016 by Citizens Bank, N.A., a national banking association ("Citizens"), as assignor, to Assignor, as assignee.

8983047

3075 1/2 Cheltenham

CCRD REVIEWER

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D. To induce Assignee to make the Loan, Assignor has agreed, among other things, to collaterally assign all of its right, title and interest in the Mortgage (as hereinafter defined) and Loan Documents to Assignee.

WITNESSETH:

FOR VALUE RECEIVED, to secure payment of the Loan, Assignor does hereby collaterally SELL, ASSIGN, TRANSFER, SET OVER and DELIVER unto Assignee, all of its right, title and interest in (i) that certain Commercial Mortgage, Security Agreement and Assignment of Leases and Rents ("Mortgage") dated as of June 20, 2006, made and executed by BRIDGEVIEW BANK AND TRUST, AS SUCCESSOR TRUSTEE TO UPTOWN NATIONAL BANK OF CHICAGO, NOT PERSONALLY BUT AS TRUSTEE OF TRUST AGREEMENT DATED SEPTEMBER 22, 1997 AND KNOWN AS TRUST NO. 97-124, to and in favor of Citizens, upon the following described property situated in Cook County, State of Illinois (the "Property"):

SEE ATTACHED EXHIBIT A

which Mortgage was recorded on June 26, 2006 as Document No. 0617718070 in the office of the Recorder of Deeds, Cook County, State of Illinois, together with (ii) the instruments listed on attached Exhibit B ("Loan Documents") and the note(s) and obligations therein described and the money due and to become due thereon with interest, and all rights accrued or to accrue under such Mortgage and Loan Documents.

TO HAVE AND TO HOLD the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the above-described Mortgage.

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IN WITNESS WHEREOF, the undersigned Assignor has executed this Collateral Assignment of Mortgage and Loan Documents as of January 10, 2017.

JW LEGACY LLC,
an Illinois limited liability company

By: [Signature]
Name: Victor Michel
Title: Authorized Signatory

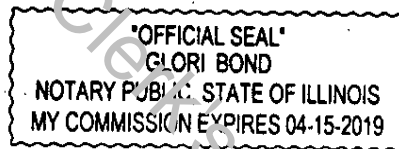
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on January 10, 2017, by Victor Michel, an Authorized Signatory of JW LEGACY LLC, an Illinois limited liability company, on behalf of the limited liability company.

[Signature: Glori Bond]
Notary Public

Printed Name: Glori Bond

My Commission Expires:
April 15, 2019



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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LOT 116 AND THE NORTHERLY $\frac{1}{2}$ OF LOT 118 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ AND THE SOUTHEAST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as: 3075 $\frac{1}{2}$ Cheltenham, Chicago, Illinois 60649

PIN: 21-30-417-026-0000
21-30-417-027-0000

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EXHIBIT B

MORTGAGE AND LOAN DOCUMENTS

Three Year Adjustable Term Note dated June 20, 2006, made by Bridgeview Bank and Trust, as successor trustee to Uptown National Bank of Chicago, not personally but as trustee of Trust Agreement dated September 22, 1997 and known as Trust No. 97-124, Miljenko Protega and Danica Protega, jointly and severally, payable to the order of Charter One Bank, N.A., predecessor by merger to Citizens Bank, N.A., in the face principal amount of Two Million Seven Hundred Fifty Thousand and 00/100 (\$2,750,000.00) Dollars;

A Commercial Mortgage, Security Agreement and Assignment of Leases and Rents, dated June 20, 2006, executed and delivered by Bridgeview Bank and Trust, as successor trustee to Uptown National Bank of Chicago, not personally but as trustee of Trust Agreement dated September 22, 1997 and known as Trust No. 97-124 to Charter One Bank, N.A., predecessor by merger to Citizens Bank, N.A., recorded June 26, 2006 as Document No. 0617718070, Cook County Records;

A Loan Agreement, dated June 20, 2006, between Miljenko Protega and Danica Protega, jointly and severally, and Charter One Bank, N.A., predecessor by merger to Citizens Bank, N.A.;

Fidelity National Title Insurance Company, Loan Policy of Title Insurance, Policy No. IL2086-10-06-0282-2006.27107-71871807;

Collateral Assignment under Land Trust, dated September 2, 2003, given by Miljenko Protega and Danica Protega, jointly and severally, to Charter One Bank, N.A., predecessor by merger to Citizens Bank, N.A.;

Irrevocable Right to Approve Trust Documents, dated June 20, 2006, given by Miljenko Protega and Danica Protega, jointly and severally, to Charter One Bank, N.A., predecessor by merger to Citizens Bank, N.A.

Assignment and Assumption of Mortgage and Loan Documents dated November 21, 2016 by Citizens Bank, N.A. to JW Legacy LLC, recorded on December 13, 2016 as Doc #034819028 with the Cook County Recorder of Deeds.