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Doc# 1703244102 Fee \$68.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2017 04:35 PM PG: 1 OF 4

ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

THAT, North Capital Skokie LLC, an Illinois limited liability company (hereinafter referred to as "Assignor"), for value received, does by these presents, grant, bargain, sell, assign, transfer and set over to Joshua A. Leeson of 8864 Overlook Point, St. John, IN 46373 (hereinafter referred to as "Assignee"), all of its right, title, and interest in and to those certain mortgage documents identified on Schedule I attached hereto and made a part of hereof.

TO HAVE AND TO HOLD THE SAME UNTO SAID ASSIGNEE, ITS SUCCESSORS AND ASSIGNS.

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE, REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, WRITTEN OR ORAL, BY SELLER, EXCEPT FOR THE UNDERSIGNED'S REPRESENTATIONS AND WARRANTIES SET FORTH IN THE LOAN PURCHASE AGREEMENT DATED AS OF DECEMBER 27, 2016 BY AND BETWEEN NORTH CAPITAL SKOKIE, LLC AND JOSHUA A. LEESON THE LOAN IS CONVEYED "AS IS" AND "WITH ALL FAULTS," WITHOUT ANY OTHER REPRESENTATION OR WARRANTY INCLUDING AS TO COLLECTABILITY, ENFORCEABILITY, VALUE OF COLLATERAL, ABILITY OF ANY OBLIGOR TO REPAY, CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED, BY ANY PERSON.

IN WITNESS WHEREOF, SELLER has caused this instrument to be executed this 27 day of December, 2016.

North Capital Skokie LLC, an
Illinois limited liability company

By: *[Signature]*

Name: JULIE WEISS

Title: MANAGER

Exhibit D

[Handwritten mark]

CCRD REVIEWER *[Signature]*
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SCHEDULE 1

Mortgage from Towhead Properties LLC dated July 24, 2006, in favor of MB Financial Bank, N.A., recorded as document number 0622045038 in the real estate records of Cook County, Illinois on the real property commonly known as Chappel Avenue & 178th Street, Lansing, IL 60438.

Modification of Mortgage from Towhead Properties LLC, dated July 24, 2009, in favor of MB Financial Bank, N.A., recorded as document number 1002222058 in the real estate records of Cook County, Illinois on the real property commonly known as 17800 Chappel Avenue, Lansing, IL 60438.

Assignment of Kents from Towhead Properties LLC dated July 24, 2006, in favor of MB Financial Bank, N.A., recorded as document number 0622045039 in the real estate records of Cook County, Illinois on the real property commonly known as Chappel Avenue & 178th Street, Lansing, IL 60438.

Assignment of Mortgage and Other Recorded Loan Documents dated June 30, 2011, executed by MB Financial Bank, N.A., in favor of Colfin Bulls Funding A, LLC, recorded as document number 1131945035 in real estate records of Cook County, Illinois.

Assignment of Mortgage and Other Loan Documents dated March 26, 2012, executed by Colfin Bulls Funding A, LLC in favor of Colfin Bulls A Finance Sub, LLC, recorded as document number 1209431057 in the real estate records of Cook County, Illinois.

A certain promissory note, dated July 24, 2009, in the principal amount of \$517,500.00, which is a restatement, replacement and substitute for a certain note in the amount of \$460,000.00 which was dated July 24, 2006, of which Towhead Properties LLC (the "Borrower") is the maker payable to the order of MB Financial Bank, N.A. as amended, (now North Capital Skokie, LLC by reason of assignment).

Commercial Guaranties executed by Lori A. Oppenhuis, Ross W. Oppenhuis and Service Builders Incorporated, dated July 24, 2006.

The Assignment of Mortgage dated October 21, 2016 from Colfin Bulls A Finance Sub, LLC to North Capital Skokie, LLC recorded as document number 1630545055 in the real estate records of Cook County, Illinois.

These documents affect the Real Property located in Cook County, State of Illinois described as follows:

LOT 1 IN THE RESUBDIVISION OF LOTS 4, 5, AND 6 (EXCEPT THE ENDORSEMENT 32 FEET OF LOT 6) IN RIDGEWAY INDUSTRIAL PARK BEING, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT RECORDED DECEMBER 23, 1998 AS DOCUMENT NO. 08168609, IN COOK COUNTY, ILLINOIS.

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Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or otherwise and any other thing now or hereafter therein or thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, venetian blinds, window shades, storm doors and windows, floor coverings, screen doors, in-a-door beds, awnings, stoves and water heaters (all of which are declared to be a part of said real estate whether physically attached thereto or not); and also together with all easements and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over unto the Mortgagee, whether now due or hereafter to become due under or by virtue of any lease or agreement for the use or occupancy of said property, or any part thereof, whether said lease or agreement is written or verbal and whether it is now or hereafter existing or which may be made by the Mortgagee under the power herein granted to it.

Together with all existing or subsequently erected or affixed building, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oils, gas, geothermal and similar matters.

Address of Property: 17800 Chappel Avenue, Lansing, Illinois 60438
Tax Identification No. 29-25-301-067-0000

County Clerk's Office

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This Document Prepared by:

J. Timothy Cerney
Carroll, Hartigan & Cerney, Ltd.
218 North Jefferson Street, Suite 102
Chicago, IL 60661-1239

Property Address:

Chappel & 178th Street
Lansing, IL 60438
(also identified as 17800 Chappel
Lansing, IL 60438)

After Recording Return to:

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Property of Cook County Clerk's Office