

# UNOFFICIAL COPY

This Document Prepared By  
And After Recording Return To:

Old Second National Bank  
Attn: Loan Servicing  
37 S. River St.  
Aurora, Illinois 60506



Doc# 1728329057 Fee \$52.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/10/2017 12:34 PM PG: 1 OF 8

## ASSIGNMENT OF MORTGAGE

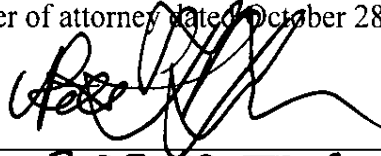
FOR VALUE RECEIVED, the undersigned, under Power of Attorney attached hereto, holder of certain Mortgage (herein "Assignor") whose address is 2301 West Big Beaver Road, Troy, Michigan 48084 does hereby grant, sell, assign, transfer and convey unto OLD SECOND NATIONAL BANK, a national banking association (herein "Assignee"), whose address is 37 S. River Street, Aurora, Illinois 60506, (i) that certain Mortgage described on Exhibit A attached hereto (collectively, the "Mortgage") for such parcels of real property legally described on Exhibit B attached hereto, together with (ii) the instruments listed on the attached Exhibit C 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 Mortgages made and executed by the borrowers listed on Exhibit A favor of the undersigned, upon the property situated in Cook County, State of Illinois.

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 Assignment of Mortgage as of September 27, 2017.

CHEMICAL BANK, as successor by Merger to TALMER BANK AND TRUST, a state-chartered bank, by OLD SECOND NATIONAL BANK under power of attorney dated October 28, 2016



By: \_\_\_\_\_  
Name: ROBERTO TIRONA  
Its: V.P. Associate Counsel

STATE OF ILLINOIS )

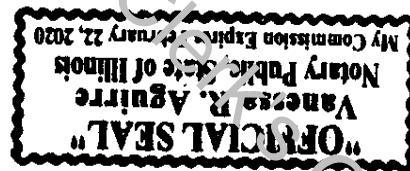
) ss.

COUNTY OF KANE )

The foregoing instrument was acknowledged before me this 27th day of September, 2017 by Roberto T. Tirona, the V.P., Associate Counsel of Old Second National Bank under power of attorney dated October 24, 2016 from Talmer Bank and Trust (now known as Chemical Bank by Merger).



Notary Public \_\_\_\_\_  
Printed Name: Vanessa Aguirre  
My Commission Expires: 02-22-20



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## EXHIBIT A

### MORTGAGE

Construction Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents dated as of June 20, 2016 and recorded June 21, 2016 with the Recorder's Office of Cook County, Illinois as Recording No. 1617334056.

Property of Cook County Clerk's Office

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## EXHIBIT B

### REAL PROPERTY

PIN(s): 13-02-220-052-0000; 13-02-220-053-0000

Property Address: 6341 N. McCormick Rd.  
Chicago, Illinois 60659

Legal Description: [SEE ATTACHED LEGAL DESCRIPTION PAGE]

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**

**UNOFFICIAL COPY****EXHIBIT "B"****LEGAL DESCRIPTION****TRACT 1:**

## PARCEL 1:

THAT PART OF LOT 1 IN ANTHONY'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY LINE, A DISTANCE OF 173.11 FEET NORTH OF THE SOUTHEAST CORNER; THENCE 93 DEGREES 23 MINUTES 24 SECONDS FROM SAID CORNER WESTERLY, A DISTANCE OF 63.28 FEET; THENCE 224 DEGREES, 48 MINUTES, 38 SECONDS NORTHWESTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 79.91 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MCCORMICK ROAD, BEING THE WESTERLY LINE OF SAID LOT 1, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 1, FOR THE RIGHT OF INGRESS, EGRESS, AND PARKING AS CREATED BY AN INSTRUMENT ENTITLED "EASEMENT AND LICENSE AGREEMENT", DATED MAY 20, 1987 AND RECORDED MARCH 8, 1988 AS DOCUMENT NUMBER 88099082 AND AMENDMENT AND MODIFICATION OF AN INSTRUMENT ENTITLED "EASEMENT AND LICENSE AGREEMENT" RECORDED DECEMBER 19, 1997 AS DOCUMENT NUMBER 97956405, THROUGH, OVER AND UPON THOSE PARCELS AS ATTACHED AS EXHIBITS 'A', 'B', 'C', 'D' AND 'E'; AS ATTACHED THERETO AND MADE A PART THEREOF.

**TRACT 2:**

LOT 1 IN ANTHONY'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING ON THE EASTERLY LINE, 173.11 FEET NORTH OF THE SOUTHEAST CORNER; THENCE 93 DEGREES 23 MINUTES 24 SECONDS FROM SAID CORNER WESTERLY 63.28 FEET; THENCE 224 DEGREES 24 MINUTES 38 SECONDS NORTHWESTERLY FROM THE LAST DESCRIBED COURSE 79.91 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF MCCORMICK ROAD, BEING THE WESTERLY LINE OF SAID LOT 1, ALL IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF SOUTH 09 DEGREES 11 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 8.385 METERS (27.51 FEET); THENCE

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SOUTHWESTERLY 7.502 METERS (24.61 FEET) ON A CURVE TO THE RIGHT HAVING A RADIUS OF 171.796 METERS (563.63 FEET), THE CHORD OF SAID CURVE BEARS SOUTH 21 DEGREES 47 MINUTES 09 SECONDS WEST, 7.501 METERS (24.61 FEET); THENCE SOUTH 68 DEGREES 02 MINUTES 13 SECONDS WEST 5.726 METERS (18.79 FEET) TO THE WESTERLY LINE OF SAID LOT 1; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE 18.661 METERS (61.22 FEET) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 167.796 METERS (550.51 FEET), THE CHORD OF SAID CURVE BEARS NORTH 21 DEGREES 14 MINUTES 01 SECONDS EAST 18.651 METERS (61.19 FEET) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**TRACT 3.**

RECIPROCAL EASEMENT FOR THE BENEFIT OF TRACT 1, PARCEL 1 AND TRACT 2 IN THE DECLARATION OF EASEMENT RECORDED JUNE 12, 1985 AS DOCUMENT NUMBER 85057328.

Common Address: 6341 N. McCormick Road, Chicago, Illinois, 60659

PINS: 13-02-220-052-0000; 13-02-220-053-0000

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## EXHIBIT C

### OTHER SECURITY INSTRUMENTS ASSIGNED

Assignment of Leases and Rents dated as of June 20, 2016 and recorded June 21, 2016 with the Recorder's Office of Cook County, Illinois as Recording No. 1617334057.

Property of Cook County  
Recorder of Deeds  
Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**

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Execution Version

## Power of Attorney

KNOW ALL PEOPLE BY THESE PRESENTS:

Talmer Bank and Trust, a state-chartered bank with its home office located in Troy, Michigan ("Principal"), hereby constitutes and appoints the President or any Vice President, or the Secretary or any Assistant Secretary, of Old Second National Bank, a national banking association with its home office located in Aurora, Illinois ("Buyer"), with full power of substitution and resubstitution, as its true and lawful agent and attorney-in-fact to act in its name, place and stead and on its behalf, for the sole purpose of carrying out, and with authority to do the following acts with respect to the Acquired Assets (as defined in the Agreement) pursuant to the Branch Purchase and Assumption Agreement, dated as of July 29, 2016, by and between Principal and Buyer (the "Agreement"); provided, however, that such limited power of attorney is not intended to and does not convey to Buyer any right to endorse or record any instruments related to property other than the Acquired Assets transferred to Buyer pursuant to the Bill of Sale, of date even here with, or the Agreement:

1. Buyer can receive, endorse "Talmer Bank and Trust" without recourse, and record any and all instruments, documents, endorsements, assignments, information, materials, and other papers; provided, however, that such Buyer shall have such rights as set forth herein solely to the extent that such instruments, documents, endorsements, assignments, information, materials and other papers pertain to the Acquired Assets;
2. Buyer can collect all payments made payable to or owed to Principal in connection with the Acquired Assets; and
3. Buyer can enforce, release, modify and transfer the rights and interest granted to Principal with respect to the Acquired Assets, which on their face give Principal rights regarding the Acquired Assets.

This Power of Attorney is coupled with an interest and cannot be terminated by Principal.

This Power of Attorney is made effective as of October 28, 2016.

TALMER BANK AND TRUST

By: David T. Provost  
Print Name: David T. Provost  
Title: Chief Executive Officer

STATE OF Michigan  
COUNTY OF OAKLAND

On this 24 day of October, 2016, personally appeared before me, a Notary Public in and for said state and county, David T. Provost, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Chief Executive Officer of Talmer Bank and Trust, and is authorized by its Board of Directors to execute this instrument on its behalf.

Suzanne R. Ryan  
NOTARY PUBLIC  
Printed Name: Suzanne R. Ryan

My Commission Expires: 5-10-2018