

# UNOFFICIAL COPY

Doc#: 1902308180 Fee: \$54.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/23/2019 12:50 PM Pg: 1 of 4

**This Instrument Prepared by:**  
Taylor English Duma, LLP  
1600 Parkwood Circle, Suite 400  
Atlanta, GA 30339

**After Recording Return to:**  
Resort Title Agency, Inc.  
4960 Conference Way North, Suite 100  
Boca Raton, FL 33431

**Send Subsequent Tax Bills to:**  
Association Accounting  
4960 Conference Way North, Suite 100  
Boca Raton, FL 33431

*This space reserved for Recorder's use only.*

**Permanent Real Estate Index Numbers:**

**Address of Property:**  
17-16-245-028-1001 through 17-16-245-028-1058

500 South Dearborn Street  
Chicago, Illinois 60605

**PLEDGE AND ASSIGNMENT OF NOTES  
RECEIVABLE AND TIMESHARE INTEREST MORTGAGES**

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, SECOND CITY RESORTS, LLC, an Illinois limited liability company (the "Borrower"), the ("Assignor"), the address of which is 255 E. Brown Street, Suite 300, Birmingham, Michigan 48009, hereby grants, assigns, and transfers to and in favor of CAPITAL ONE, NATIONAL ASSOCIATION, a national banking association ("Assignee"), having an office located at 4445 Willard Avenue, 6<sup>th</sup> Floor, Chevy Chase, Maryland 20815, all of the Assignor's right, title and interest as mortgagee under those certain hereinafter described timeshare interest mortgage(s) (the "Mortgage(s)") and all powers, covenants and provisions therein contained, together with the promissory note(s) secured by such Mortgage(s) (the "Note(s)"), all monies due and to become due on account of such Mortgage(s) and Note(s), and all rights, if multiple Mortgages, accrued or to accrue under such Mortgages and Notes.

**Description of Mortgages and Notes assigned hereby:**

The applicable Timeshare Interest of an undivided fee simple common ownership interest as tenant in-common in the applicable Timeshare Unit, in the applicable Week, according to and as defined in the Declaration of Condominium for the Hotel Blake, a Condominium recorded August 23, 2013, in the records of the Cook County Recorder of Deeds as Document No. 1323519050, as amended and supplemented ("**Condominium Declaration**") and that certain Declaration of Timeshare Plan for The Hotel Blake Timeshare Plan recorded August 23, 2013, in the records of the Cook County Recorder of Deeds as Document No. 1323519052, as amended and supplemented from time to time ("**Timeshare Declaration**," and together with the Condominium Declaration, collectively the "**Declarations**"); less and except all oil, gas and mineral rights, more particularly described on Exhibit "A" attached hereto and made a part hereof. Section 16, Township 39N, Range 14.

The Mortgage(s) constitutes a lien on the property and timeshare interest(s) as described therein. The property, the timeshare interest(s) and unit(s) described in the Mortgage(s) refer to specific interests of the mortgagor in the Resort, which are fee simple interests in real property located in the County of Cook, Illinois.

This Pledge and Assignment of Notes Receivable and Timeshare Interest Mortgages has been made and delivered pursuant to the provisions of a Loan and Security Agreement, dated as of February 18, 2014, among the Assignor, the financial institutions party thereto from time to time as lenders (collectively, the "Lenders"), and

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Assignee, as agent on behalf of the Lenders (together with its successors and assigns in such capacity), as it may from time to time be amended.

**IN WITNESS WHEREOF**, the Assignor has executed this Pledge and Assignment of Notes Receivable and Timeshare Interest Mortgages, effective as of **January 18, 2019**.

EXECUTED IN THE PRESENCE OF:

**SECOND CITY RESORTS, LLC**  
an Illinois limited liability company

Maria E. Romero  
Signature  
Maria E. Romero

By: BMKG, LLC,  
a Michigan limited liability company,  
its sole member

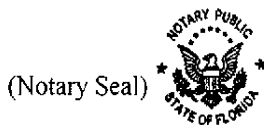
Printed Name

Sasha Palekar  
Signature  
Sasha Palekar  
Printed Name

By: Joel Quirk  
Name: Joel Quirk  
Title: Authorized Agent

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 18 day of January, 2019, by Joel Quirk as Authorized Agent of **Second City Resorts, LLC**, an Illinois limited liability company, on behalf of the **BMKG, LLC**, a Michigan limited liability company. He/She is known to me or who has produced identification satisfactory to me.



**DANA HOLMES**  
MY COMMISSION # FF 937376  
EXPIRES: January 18, 2020  
Bonded Thru Budget Notary Services

Dana Holmes  
Printed Name: Dana Holmes  
Notary Public - State of Florida  
My Commission Expires: \_\_\_\_\_  
My Serial Number is: \_\_\_\_\_

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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HBR-BXG 242

Exhibit A

DESCRIPTION OF NOTES RECEIVABLE AND  
TIMESHARE INTEREST MORTGAGES

Contract #	Loan #	Mortgagor 1 Last Name	Mortgagor 1 First Name	Mortgagor 2 Last Name	Mortgagor 2 First Name	Timeshare Unit	Timeshare Period	Timeshare Interest	Original Principal Amount of Note Secured by Mortgage	Recording Date	Document #
2590221	2090214	Kropiwka	Berry James	O'Brien	Tracy	2071	24	F	\$6,885.00	12/14/2018	1834842039
2590373	2090365	Gilmore	Kenneth	Gilmore	Tammy	207H; 208K; 208N	25; 27; 27	F; F; F	\$20,295.00	12/14/2018	1834842027
2590375	2090367	Thrower	Katie	Thrower	Michael	208L	28	F	\$11,430.00	12/13/2018	1834718097
2590436	2090428	Tschudy	Dennis L.	Tschudy	Cynthia J	207H; 208	3; 29	F; F	\$10,048.00	12/13/2018	1834718088
2590490	2090482	Briere	Armand			2071; 208N	3; 30	F; F	\$11,200.00	12/14/2018	1834842008
2590596	2090588	Morris Waters	Phyllis	Waters Jr	John	207H; 208L	16; 34	F; F	\$12,690.00	12/14/2018	1834842046
2590605	2090597	Rivera	Bob			2071; 208L; 208N	16; 35; 34	F; F; F	\$20,160.00	12/13/2018	1834718077
2575508	1509024	Moore	Lenox	James	Angela	204K; 204K; 204K; 204N; 204N	26; 27; 28; 29; 10; 11; 45	F; F; F; F; F; F; F	\$35,235.00	11/15/2018	1831912142
2584335	2084332	Coble	Brent	Clark	Devante	205L; 205L; 205L; 205N; 205N; 205N	13; 14; 15; 16; 46; 47; 48	F; F; F; F; F; F; F	\$35,640.00	11/19/2018	1832312095
2584338	2084335	Krajewski	Cooper			205K; 205K; 205K; 205K	27; 28; 29; 30; 31	F; F; F; F; F	\$31,950.00	11/15/2018	1831912135
								Total	\$195,533.00		

COOK COUNTY Clerk's Office

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## LEGAL DESCRIPTION

### PARCEL 1:

THE NORTH ½ OF LOT 27 (EXCEPT THAT PART TAKEN FOR STREET) IN BLOCK 124 IN THE SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE SOUTH ½ OF LOT 27 AND ALL OF LOT 28 AND THE NORTH 10 FEET OF LOT 29 (EXCEPT THAT PART TAKEN FOR STREET) IN SUBDIVISION OF BLOCK 124 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

LOT 6 (EXCEPT THAT PART TAKEN FOR STREET) IN KNIGHTS SUBDIVISION OF LOTS 30, 31 AND 32 IN OGDEN'S SUBDIVISION OF BLOCK 124 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 4:

THE SOUTH 30 FEET OF LOT 29 IN OGDEN'S SUBDIVISION OF BLOCK 124 AFORESAID (EXCEPT PARTS FROM BOTH TRACTS TAKEN FOR OPENING DEARBORN STREET), IN COOK COUNTY, ILLINOIS.

### PARCEL 5:

LOTS 25 AND 26 (EXCEPT THE EAST 35 FEET THEREOF, MORE OR LESS, TAKEN FOR OPENING DEARBORN STREET AND EXCEPT THE NORTH 21 FEET OF LOT 25 TAKEN FOR CONGRESS STREET) IN OGDEN'S SUBDIVISION OF BLOCK 124 IN SCHOOL SECTION ADDITION TO CHICAGO OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

But excluding those portions of the property which have not been subjected to the Declaration of Condominium for Hotel Blake, a Condominium, and including only those portions of the property which are subject to and more particularly described in said Declaration of Condominium for Hotel Blake, a Condominium, recorded August 23, 2013 in the records of the Cook County Recorder of Deeds as Document No. 1323519050, as amended and supplemented from time to time, and in that certain Declaration of Timeshare Plan for The Hotel Blake Timeshare Plan recorded August 23, 2013 in the records of the Cook County Recorder of Deeds as Document No. 1323519052, as amended and supplemented from time to time.