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1914816006

This instrument was prepared by
and after recording return to:

Barry B. Nekritz, Esq.
Lawrence Kamin, LLC
300 S. Wacker Drive, Suite 500
Chicago, Illinois 60606

Doc# 1914816006 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/28/2019 10:37 AM PG: 1 OF 5

ASSIGNMENT AND MODIFICATION OF NOTE, MORTGAGE AND OTHER LOAN DOCUMENTS

THIS ASSIGNMENT AND MODIFICATION OF NOTE, MORTGAGE AND OTHER LOAN DOCUMENTS (this "Assignment") is made effective as of this 31st day of December, 2018, by STERLING PARK DEVELOPMENT, L.L.C., an Illinois limited liability company ("Assignor") to and in favor of RK REAL ESTATE, LLC, an Illinois limited liability company ("Assignee").

RECITALS:

A. Assignor is the legal and equitable owner and holder of that certain Promissory Note in the principal amount of \$519,619.00 dated June 1, 2015 (the "Note"), which Note is secured by, among other things, that certain Junior Mortgage, Assignment of Rents and Security Agreement dated June 1, 2015, executed by NEW STERLING PARK LLC, an Illinois limited liability company, as "Borrower", in favor of Lender, as "Lender", and recorded on July 1, 2015, in the Official Records of Cook County, Illinois as Document No. 1518241062 (the "Mortgage") regarding the real property more particularly described on Exhibit A attached hereto and incorporated by this reference.

B. Assignor simultaneously herewith endorses and transfers the Note to Assignee and the parties desire that the Note, the Mortgage and all other documents executed in connection with the Note be assigned to Assignee and the parties desire to modify certain provisions in the Note, Mortgage and related loan documents on the terms set forth below.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged:

1. Assignment and Acceptance. Assignor hereby absolutely, irrevocably and unconditionally sells, assigns, transfers, sets over, conveys and endorses to Assignee, its successors and assigns, and Assignee hereby accepts, all of Assignor's right, title and interest in and to the following documents (collectively, the "Loan Documents"):

- (a) the Mortgage;
- (b) the Note;
- (c) All other documents that evidence or secure the obligations under the Note.

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2. Notice. The notice provision in the Note and Mortgage are hereby revised to replace the Lender's notice addresses with the following:

"If to Lender:

RK Real Estate, LLC
900 West Jackson Boulevard, 8th Floor
Chicago, IL 60607
Attn: Mordecai Tessler and David Tessler

With a copy to:

Lawrence Kamin, LLC
300 S. Wacker Drive, Suite 500
Chicago, Illinois 60606
Attn: Barry B. Nekritz

3. Binding Nature. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns

4. Governing Law. This Assignment shall be governed by and construed in accordance with the laws of the State of Illinois.

[signatures appear on following pages]

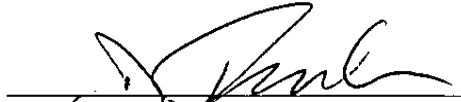
UNOFFICIAL COPY

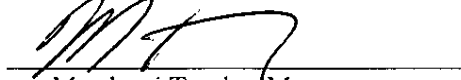
IN WITNESS WHEREOF, the parties hereto have caused this Assignment to be duly executed and delivered as of the date first above written.

ASSIGNOR:

STERLING PARK DEVELOPMENT, L.L.C., an Illinois limited liability company

By: Royal Sterling Development, L.L.C., an Illinois limited liability company, its manager


By: 
David Tessler, Manager

By: 
Mordecai Tessler, Manager

ASSIGNEE:

RK REAL ESTATE, LLC, an Illinois limited liability company

By: 
David Tessler, Member

By: 
Mordecai Tessler, Member

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, SANDRA L. BALL, a Notary Public in and for said County in the State aforesaid do hereby certify that David Tessler and Mordecai Tessler, managers of Royal Sterling Development, L.L.C., the manager of Sterling Park Development, L.L.C., personally known to me to be the same persons whose names are subscribed to the foregoing instrument as managers, appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary act, and as the free and voluntary act of the managers of and on behalf of Sterling Park Development L.L.C., all for the uses and purposes set forth therein.

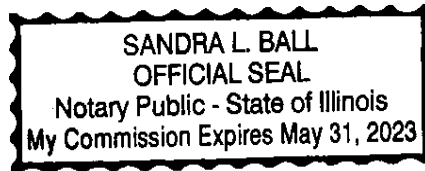
Given under my hand and notarial seal on December 31, 2018

Sandra L. Ball
Notary Public

My commission expires

MAY 31, 2023

[SEAL]



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, a Notary Public in and for said County in the State aforesaid do hereby certify that David Tessler and Mordecai Tessler, member of RK REAL ESTATE, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as members, appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary act, and as the free and voluntary act of the limited liability company members of and on behalf of RK Real Estate, LLC, all for the uses and purposes set forth therein.

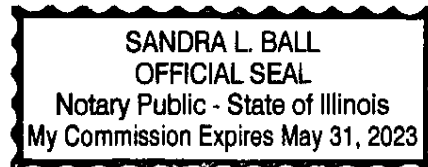
Given under my hand and notarial seal on December 31, 2018

Sandra L. Ball
Notary Public

My commission expires:

MAY 31, 2023

[SEAL]



UNOFFICIAL COPY**EXHIBIT A****PARCEL 1: (MDL BUILDING PARCEL)**

THAT PART OF LOTS 7, 8 AND 9 IN BLOCK 1 IN HENRY E. VANCE'S RE-SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21ST, 1904, AS DOCUMENT NO. 3635041, IN THE SOUTH EAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE 3RD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 1, ALSO BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH HOMAN AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF WEST ARTHINGTON STREET; THENCE SOUTH 89 DEGREES 14 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 1, ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF WEST ARTHINGTON STREET, A DISTANCE OF 489.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 14 MINUTES 04 SECONDS EAST ALONG SAID NORTH LINE OF BLOCK 1, ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF WEST ARTHINGTON STREET, A DISTANCE OF 108.77 FEET TO THE NORTHEAST CORNER OF LOT 7, ALSO BEING THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF WEST ARTHINGTON STREET AND THE WEST RIGHT-OF-WAY LINE OF VACATED SOUTH SPAULDING AVENUE; THENCE SOUTH 00 DEGREES 26 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 7, ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF VACATED SOUTH SPAULDING AVENUE, A DISTANCE OF 337.62 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7 ALSO BEING THE NORTH LINE OF THE B. & O. C.T. RAILROAD (FORMERLY THE CHICAGO AND GREAT WESTERN RAILROAD); THENCE NORTH 89 DEGREES 13 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE OF BLOCK 1, ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF THE B. & O. C.T. RAILROAD, A DISTANCE OF 289.32 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 38 SECONDS EAST, A DISTANCE OF 157.20 FEET TO A POINT ON THE SOUTHERLY FACE OF A ONE STORY BRICK BUILDING AS SAID BRICK BUILDING EXISTED ON SEPTEMBER 15, 1997; THENCE SOUTH 89 DEGREES 40 MINUTES 36 SECONDS EAST ALONG SAID SOUTHERLY BUILDING FACE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 179.12 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 38 SECONDS EAST, A DISTANCE OF 179.02 FEET TO SAID POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL THAT PART OF SPAULDING AVENUE VACATED PER DOCUMENT NUMBER 0803703000 RECORDED FEBRUARY 6, 2008 AND LYING EAST OF AND ADJOINING PARCEL 2 AFORESAID, LYING SOUTH OF THE SOUTH LINE OF ARTHINGTON STREET AND NORTH OF THE B. & O. C.T. RAILROAD (FORMERLY THE CHICAGO AND GREAT WESTERN RAILROAD), LOCATED IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE AMENDED AND RESTATED CROSS-EASEMENT AGREEMENT RECORDED DECEMBER 19, 2008 AS DOCUMENT 0835422062, FOR RIGHT OF WAY AND RIGHT TO USE AND UTILIZE ALL PRIVATE ROADS, DRIVEWAYS, ALLEYWAYS OR OTHER PAVED OR CONCRETE PATHWAYS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM SOUTH HOMAN AVENUE AND WEST ARTHINGTON STREET; CERTAIN WATER EASEMENTS; ACCESS TO SUB-BASEMENT OF THE POWER PLANT BUILDING; MAINTENANCE AND RESTORATION EASEMENTS; AND ELECTRICAL EASEMENTS; OVER AND UPON PORTIONS OF THE LAND MORE PARTICULARLY DESCRIBED ON EXHIBIT 'A' AND AS DEPICTED ON OTHER EXHIBITS ATTACHED THERETO.

Property Address: 3301 West Arthington Street, Chicago, Illinois

6024

PIN: 16-14-417-009-0000 and 16-14-417-011-0000