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CC# 1700639LD D6 20F3
Prepared by, and after recording
return to:

Angela M.Z. Amisano
Krooth & Altman LLC
1850 M Street, NW, Suite 400
Washington, D.C. 20036

Doc# 1915506049 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 06/04/2019 11:09 AM PG: 1 OF 16

ASSUMPTION AND RELEASE AGREEMENT

This ASSUMPTION AND RELEASE AGREEMENT ("Agreement") is dated as of May 30, 2019 by and among CA RESIDENTIAL PARK RIDGE PROPERTY OWNER, LLC, a Delaware limited liability company ("Transferor"), PARKER PARTNERS LLC, an Illinois limited liability company ("Transferee"), CA RESIDENTIAL, LLC, a Delaware limited liability company, ("Original Guarantor"), JOHN E. GROSS, individually and as Trustee of THE JOHN E. GROSS REVOCABLE TRUST u/t/a dated November 23, 2015 ("New Guarantor") and Fannie Mae, the corporation duly organized under the Federal National Mortgage Association Charter Act, as amended, 12 U.S.C. § 1716 et seq. and duly organized and existing under the laws of the United States ("Fannie Mae").

RECITALS:

A. Pursuant to that certain Multifamily Loan and Security Agreement dated as of November 22, 2016 executed by and between Transferor and NORTHMARQ CAPITAL FINANCE, L.L.C., a Nebraska limited liability company ("Original Lender") (as amended, restated, replaced, supplemented or otherwise modified from time to time, the "Loan Agreement"), Original Lender made a loan to Transferor in the original principal amount of Eleven Million Five Hundred Eighty Thousand and No/100 Dollars (US \$11,580,000) (the "Mortgage Loan"), as evidenced by, among other things, that certain Multifamily Note dated as of November 22, 2016, executed by Transferor and made payable to Original Lender in the amount of the Mortgage Loan (as amended, restated, replaced, supplemented or otherwise modified from time to time, the "Note"), which Note has been assigned to Fannie Mae. The current servicer of the Mortgage Loan is NorthMarq Capital Finance, L.L.C. ("Loan Servicer").

B. In addition to the Loan Agreement, the Mortgage Loan and the Note are secured by, among other things, (i) a Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of November 22, 2016 and recorded November 28, 2016 as Document Number 1633322112 with the Cook County, Recorder of Deeds (as amended, restated, replaced, supplemented or otherwise modified from time to time, the "Security Instrument") encumbering the land as more particularly described in Exhibit A attached hereto (the "Mortgaged Property"); and (ii) an Environmental Indemnity Agreement by Transferor for the benefit of Original Lender dated as of the date of the Loan Agreement (the "Environmental Indemnity").

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C. The Security Instrument has been assigned to Fannie Mae pursuant to that certain Assignment of Multifamily Mortgage dated as of November 22, 2016 and recorded on November 28, 2016 as Document Number 1633322113 with the Cook County Recorder of Deeds.

D. The Loan Agreement, the Note, the Security Instrument, the Environmental Indemnity and any other documents executed in connection with the Mortgage Loan, including but not limited to those listed on Exhibit B to this Agreement, are referred to collectively as the "**Loan Documents**." Transferor is liable for the payment and performance of all of Transferor's obligations under the Loan Documents.

E. Original Guarantor is liable under the Guaranty of Non-Recourse Obligations dated as of November 22, 2016 (the "**Guaranty**").

F. Each of the Loan Documents has been duly assigned or endorsed to Fannie Mae.

G. Fannie Mae has been asked to consent to (i) the transfer of the Mortgaged Property to Transferee and the assumption by Transferee of the obligations of Transferor under the Loan Documents (the "**Transfer**") and (ii) the release of Original Guarantor from its obligations under the Guaranty and accept the assumption by New Guarantor of Original Guarantor's obligations under the Guaranty (the "**Guarantor Assumption**").

H. Fannie Mae has agreed to consent to the Transfer and Guarantor Assumption subject to the terms and conditions stated below.

AGREEMENTS:

NOW, THEREFORE, in consideration of the mutual covenants in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Recitals.**

The recitals set forth above are incorporated herein by reference.

2. **Defined Terms.**

Capitalized terms used and not specifically defined herein have the meanings given to such terms in the Loan Agreement. The following terms, when used in this Agreement, shall have the following meanings:

"**Amended Loan Agreement**" means either (a) the Amendment to Multifamily Loan and Security Agreement executed by Transferee and Fannie Mae dated as of even date herewith, together with the Loan Agreement, or (b) the Amended and Restated Multifamily Loan and Security Agreement executed by Transferee and Fannie Mae dated as of even date herewith.

"**Claims**" means any and all possible claims, demands, actions, costs, expenses and liabilities whatsoever, known or unknown, at law or in equity, originating in whole or in part, on or before

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the date of this Agreement, which Transferor, Original Guarantor, or any of their respective partners, members, officers, agents or employees, may now or hereafter have against the Indemnitees, if any and irrespective of whether any such claims arise out of contract, tort, violation of laws, or regulations, or otherwise in connection with any of the Loan Documents, including, without limitation, any contracting for, charging, taking, reserving, collecting or receiving interest in excess of the highest lawful rate applicable thereto and any loss, cost or damage, of any kind or character, arising out of or in any way connected with or in any way resulting from the acts, actions or omissions of the Indemnitees, including any requirement that the Loan Documents be modified as a condition to the transactions contemplated by this Agreement, any charging, collecting or contracting for prepayment premiums, transfer fees, or assumption fees, any breach of fiduciary duty, breach of any duty of fair dealing, breach of confidence, breach of funding commitment, undue influence, duress, economic coercion, violation of any federal or state securities or Blue Sky laws or regulations, conflict of interest, negligence, bad faith, malpractice, violations of the Racketeer Influenced and Corrupt Organizations Act, intentional or negligent infliction of mental distress, tortious interference with contractual relations, tortious interference with corporate governance or prospective business advantage, breach of contract, deceptive trade practices, libel, slander, conspiracy or any claim for wrongfully accelerating the Note or wrongfully attempting to foreclose on any collateral relating to the Mortgage Loan, but in each case only to the extent permitted by applicable law.

“**Indemnitees**” means, collectively, Original Lender, Fannie Mae, Loan Servicer and their respective successors, assigns, agents, directors, officers, employees and attorneys, and each current or substitute trustee under the Security Instrument.

“**Transfer Fee**” means \$115,800.00

3. Assumption of Transferor’s Obligations.

Transferor hereby assigns and Transferee hereby assumes all of the payment and performance obligations of Transferor set forth in the Note, the Security Instrument, the Loan Agreement, and the other Loan Documents in accordance with their respective terms and conditions, as the same may be modified from time to time, including payment of all sums due under the Loan Documents. Transferee further agrees to abide by and be bound by all of the terms of the Loan Documents, all as though each of the Loan Documents had been made, executed and delivered by Transferee.

4. Assumption by New Guarantor; Release of Transferor and Original Guarantor.

New Guarantor hereby assumes all liability of Original Guarantor under the provisions of the Guaranty.

In reliance on Transferor’s Original Guarantor’s and Transferee’s and New Guarantor’s representations and warranties in this Agreement, Fannie Mae releases Transferor and Original Guarantor from all of their respective obligations under the Loan Documents other than for any liability pursuant to this Agreement, the Guaranty and the Environmental Indemnity for any liability that relates to the period prior to the date hereof, regardless of when such environmental

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liability is discovered. If any material element of the representations and warranties made by Transferor and Original Guarantor contained herein is false as of the date of this Agreement, then the release set forth in this Section 4 will be deemed cancelled as of the date of this Agreement and Transferor and Original Guarantor will remain obligated under the Loan Documents as though there had been no such release.

5. Transferor's and Original Guarantor's Representations and Warranties.

Transferor and Original Guarantor represent and warrant to Fannie Mae, Transferee and New Guarantor as of the date of this Agreement that:

a) the Note has an unpaid principal balance of \$11,580,000 and prior to default currently bears interest at the rate of four and forty-three hundredths percent (4.43%) per annum;

b) the Loan Documents require that monthly payments interest only be made for each Payment Date through and including the Last Interest Only Payment Date as set forth below:

(i) \$39,899.53 if the prior month was a 28-day month;

(ii) \$41,324.52 if the prior month was a 29-day month;

(iii) \$42,749.50 if the prior month was a 30-day month; and

(iv) \$44,174.48 if the prior month was a 31-day month;

and from the First Principal and Interest Payment Date and each Payment Date thereafter, monthly payments of principal and interest in the amount of \$58,193.50 continuing to and including December 1, 2026, when all sums due under the Loan Documents will be immediately due and payable in full;

c) to Transferor's and Original Guarantor's knowledge, there are no defenses, offsets or counterclaims to the Note, the Security Instrument, the Loan Agreement, the Guaranty or the other Loan Documents;

d) there are no defaults by Transferor under the provisions of the Note, the Security Instrument, the Loan Agreement, the Guaranty or the other Loan Documents;

e) to Transferor's and Original Guarantor's knowledge, all provisions of the Note, the Security Instrument, the Loan Agreement, the Guaranty and other Loan Documents are in full force and effect; and

f) there are no subordinate liens covering or relating to the Mortgaged Property, nor are there any mechanics' liens or liens for unpaid taxes or assessments encumbering the Mortgaged Property, nor has notice of a lien or notice of intent to file a lien been received except for mechanics' or materialmen's liens which attach automatically under the laws of the Governmental Authority upon the commencement of any work upon, or delivery of

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any materials to, the Mortgaged Property and for which Transferor is not delinquent in the payment for any such services or materials.

6. Transferee's and New Guarantor's Representations and Warranties.

Transferee and New Guarantor represent and warrant to Fannie Mae as of the date of this Agreement that neither Transferee nor any New Guarantor does not have any knowledge that any of the representations made by Transferor and Original Guarantor in Section 5 above are not true and correct.

7. Consent to Transfer.

a) Fannie Mae hereby consents to the Transfer and to the assumption by Transferee of all of the obligations of Transferor under the Loan Documents, subject to the terms and conditions set forth in this Agreement. Fannie Mae's consent to the transfer of the Mortgaged Property to Transferee is not intended to be and shall not be construed as a consent to any subsequent transfer which requires Lender's consent pursuant to the terms of the Loan Agreement.

b) Transferor, Transferee, New Guarantor and Original Guarantor understand and intend that Fannie Mae will rely on the representations and warranties contained herein.

8. Consent to Guarantor Assumption.

Fannie Mae hereby consents to the Guarantor Assumption, subject to the terms and conditions set forth in this Agreement. Fannie Mae's consent to the Guarantor Assumption is not intended to be and shall not be construed as a consent to any subsequent transfer which requires Lender's consent pursuant to the terms of the Loan Agreement.

9. Amendment and Modification of Loan Documents.

As additional consideration for Fannie Mae's consent to the Transfer and Guarantor Assumption as provided herein, Transferee, New Guarantor and Fannie Mae hereby agree to a modification and amendment of the Loan Documents as set forth in the Amended Loan Agreement.

10. Consent to Key Principal Change.

The parties hereby agree that the party identified as the Key Principal in the Loan Agreement is hereby changed to John E. Gross, individually and as trustee of the John E. Gross Revocable Trust u/t/a dated November 23, 2015.

11. Limitation of Amendment.

Except as expressly stated herein, all terms and conditions of the Loan Documents, including the Loan Agreement, Note, Security Instrument and Guaranty, shall remain unchanged and in full force and effect.

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12. Further Assurances.

Transferee and New Guarantor agree at any time and from time to time upon request by Fannie Mae to take, or cause to be taken, any action and to execute and deliver any additional documents which, in the opinion of Fannie Mae, may be necessary in order to assure to Fannie Mae the full benefits of the amendments contained in this Agreement.

13. Modification.

This Agreement embodies and constitutes the entire understanding among the parties with respect to the transactions contemplated herein, and all prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement. Neither this Agreement nor any provision hereof may be waived, modified, amended, discharged, or terminated except by an instrument in writing signed by the party against which the enforcement of such waiver, modification, amendment, discharge, or termination is sought, and then only to the extent set forth in such instrument. Except as expressly modified by this Agreement, the Loan Documents shall remain in full force and effect and this Agreement shall have no effect on the priority or validity of the liens set forth in the Security Instrument or the other Loan Documents, which are incorporated herein by reference. Transferee and New Guarantor hereby ratify the agreements made by Transferor and Original Guarantor to Fannie Mae in connection with the Mortgage Loan and agree that, except to the extent modified hereby, all of such agreements remain in full force and effect.

14. Priority; No Impairment of Lien.

Nothing set forth herein shall affect the priority, validity or extent of the lien of any of the Loan Documents, nor, except as expressly set forth herein, release or change the liability of any party who may now be or after the date of this Agreement, become liable, primarily or secondarily, under the Loan Documents.

15. Costs.

Transferee and Transferor agree to pay all fees and costs (including attorneys' fees) incurred by Fannie Mae and the Loan Servicer in connection with Fannie Mae's consent to and approval of the Transfer, Guarantor Assumption, and the Transfer Fee in consideration of the consent to that transfer.

16. Financial Information.

Transferee and New Guarantor represent and warrant to Fannie Mae that all financial information and information regarding the management capability of Transferee and New Guarantor provided to the Loan Servicer or Fannie Mae was true and correct as of the date provided to the Loan Servicer or Fannie Mae and remains materially true and correct as of the date of this Agreement.

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17. Indemnification.

(a) Transferee and Transferor and Original Guarantor and New Guarantor each unconditionally and irrevocably releases and forever discharges the Indemnitees from all Claims, agrees to indemnify the Indemnitees, and hold them harmless from any and all claims, losses, causes of action, costs and expenses of every kind or character in connection with the Claims or the transfer of the Mortgaged Property. Notwithstanding the foregoing, the parties hereto acknowledge and agree the Transferee and New Guarantor do not release Fannie Mae or any Indemnitees from Fannie Mae's obligations under this Agreement, or breach of this Agreement occurring subsequent to the date hereof. Notwithstanding the foregoing, Transferor and Original Guarantor shall not be responsible for any Claims arising from the action or inaction of Transferee and New Guarantor, and Transferee and New Guarantor shall not be responsible for any Claims arising from the action or inaction of Transferor or Original Guarantor.

(b) This release is accepted by Fannie Mae and Loan Servicer pursuant to this Agreement and shall not be construed as an admission of liability on the part of any party.

(c) Each of Transferor and Transferee and Original Guarantor and New Guarantor hereby represents and warrants that it has not assigned, pledged or contracted to assign or pledge any Claim to any other person.

18. Non-Recourse.

Article 3 (Personal Liability) of the Loan Agreement is hereby incorporated herein as if fully set forth in the body of this Agreement.

19. Governing Law; Consent to Jurisdiction and Venue.

Section 15.01 (Governing Law; Consent to Jurisdiction and Venue) of the Loan Agreement is hereby incorporated herein as if fully set forth in the body of this Agreement.

20. Notice.

(a) Process of Serving Notice.

All notices under this Agreement shall be:

- (1) in writing and shall be:
 - (A) delivered, in person;
 - (B) mailed, postage prepaid, either by registered or certified delivery, return receipt requested;
 - (C) sent by overnight courier; or
 - (D) sent by electronic mail with originals to follow by overnight courier;

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(2) addressed to the intended recipient at its respective address set forth at the end of this Agreement; and

(3) deemed given on the earlier to occur of:

(A) the date when the notice is received by the addressee; or

(B) if the recipient refuses or rejects delivery, the date on which the notice is so refused or rejected, as conclusively established by the records of the United States Postal Service or any express courier service.

(b) Change of Address.

Any party to this Agreement may change the address to which notices intended for it are to be directed by means of notice given to the other parties to this Agreement in accordance with this Section 20.

(c) Default Method of Notice.

Any required notice under this Agreement which does not specify how notices are to be given shall be given in accordance with this Section 20.

(d) Receipt of Notices.

No party to this Agreement shall refuse or reject delivery of any notice given in accordance with this Agreement. Each party is required to acknowledge, in writing, the receipt of any notice upon request by the other party.

21. Counterparts.

This Agreement may be executed in any number of counterparts, each of which shall be considered an original for all purposes; provided, however, that all such counterparts shall constitute one and the same instrument.

22. Severability; Entire Agreement; Amendments.

The invalidity or unenforceability of any provision of this Agreement or any other Loan Document shall not affect the validity or enforceability of any other provision of this Agreement, all of which shall remain in full force and effect. This Agreement contains the complete and entire agreement among the parties as to the matters covered, rights granted and the obligations assumed in this Agreement. This Agreement may not be amended or modified except by written agreement signed by the parties hereto.

23. Construction.

a) The captions and headings of the sections of this Agreement are for convenience only and shall be disregarded in construing this Agreement.

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b) Any reference in this Agreement to an “Exhibit” or “Schedule” or a “Section” or an “Article” shall, unless otherwise explicitly provided, be construed as referring, respectively, to an exhibit or schedule attached to this Agreement or to a Section or Article of this Agreement. All exhibits and schedules attached to or referred to in this Agreement, if any, are incorporated by reference into this Agreement.

c) Any reference in this Agreement to a statute or regulation shall be construed as referring to that statute or regulation as amended from time to time.

d) Use of the singular in this Agreement includes the plural and use of the plural includes the singular.

e) As used in this Agreement, the term “including” means “including, but not limited to?” or “including, without limitation,” and is for example only and not a limitation.

f) Whenever a party’s knowledge is implicated in this Agreement or the phrase “to the knowledge” of a party or a similar phrase is used in this Agreement, such party’s knowledge or such phrase(s) shall be interpreted to mean to the best of such party’s knowledge after reasonable and diligent inquiry and investigation.

g) Unless otherwise provided in this Agreement, if Lender’s approval is required for any matter hereunder, such approval may be granted or withheld in Lender’s sole and absolute discretion.

h) Unless otherwise provided in this Agreement, if Lender’s designation, determination, selection, estimate, action or decision is required, permitted or contemplated hereunder, such designation, determination, selection, estimate, action or decision shall be made in Lender’s sole and absolute discretion.

i) All references in this Agreement to a separate instrument or agreement shall include such instrument or agreement as the same may be amended or supplemented from time to time pursuant to the applicable provisions thereof.

“Lender may” shall mean at Lender’s discretion, but shall not be an obligation.

24. WAIVER OF TRIAL BY JURY.

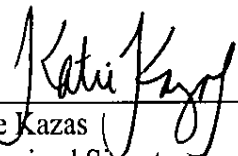
TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, EACH OF THE PARTIES HERETO (A) COVENANTS AND AGREES NOT TO ELECT A TRIAL BY JURY WITH RESPECT TO ANY ISSUE ARISING OUT OF THIS AGREEMENT OR ANY OTHER LOAN DOCUMENT, OR THE RELATIONSHIP BETWEEN THE PARTIES, THAT IS TRIABLE OF RIGHT BY A JURY AND (B) WAIVES ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO SUCH ISSUE TO THE EXTENT THAT ANY SUCH RIGHT EXISTS NOW OR IN THE FUTURE. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS SEPARATELY GIVEN BY EACH PARTY, KNOWINGLY AND VOLUNTARILY WITH THE BENEFIT OF COMPETENT LEGAL COUNSEL.

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IN WITNESS WHEREOF, the parties have signed and delivered this Agreement under seal (where applicable) or have caused this Agreement to be signed and delivered under seal (where applicable) by its duly authorized representative. Where applicable law so provides, the parties intend that this Agreement shall be deemed to be signed and delivered as a sealed instrument.

TRANSFEROR:

CA RESIDENTIAL PARK RIDGE PROPERTY OWNER, LLC
a Delaware limited liability company

By:  (SEAL)
Katie Kazas
Authorized Signatory

Notice Address:

130 East Randolph Street, Suite 2100
Chicago, IL 60601
Attn: Thomas M. Scott

with a copy to:

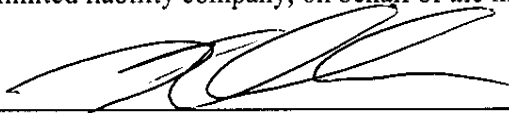
Polsinelli PC
150 North Riverside Plaza, Suite 3000
Chicago, Illinois 60606
Attn: Eric Greenfield, Esq. and Abby Flanagan, Esq.

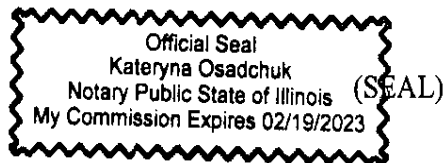
ACKNOWLEDGEMENT

STATE OF ILLINOIS

COUNTY OF COOK

The foregoing instrument was acknowledged before me this 24 day of May, 2019, by Katie Kazas, Authorized Signatory of CA Residential Park Ridge Property Owner, LLC, a Delaware limited liability company, on behalf of the limited liability company.


Notary Public
Printed Name: Kateryna Osadchuk
My Commission Expires: 2/19/23



[DOCUMENT EXECUTION CONTINUES ON THE FOLLOWING PAGES]

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ORIGINAL GUARANTOR:

CA RESIDENTIAL, LLC
a Delaware limited liability company

By:  (SEAL)
Katie Kazas
Authorized Signatory

Notice Address:

130 East Randolph Street, Suite 2100
Chicago, IL 60601
Attn: Thomas M. Scott

with a copy to:
Polsinelli PC

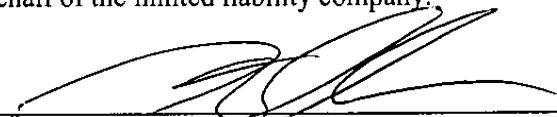
Polsinelli PC
150 North Riverside Plaza, Suite 3000
Chicago, Illinois 60606
Attn: Eric Greenfield, Esq. and Abby Flanagan, Esq.

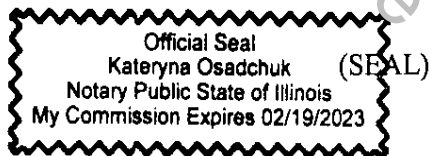
ACKNOWLEDGEMENT

STATE OF ILLINOIS

COUNTY OF COOK

The foregoing instrument was acknowledged before me this 24 day of May, 2019, by Katie Kazas, Authorized Signatory of CA Residential LLC, a Delaware limited liability company, on behalf of the limited liability company.


Notary Public
Printed Name: Kateryna Osadchuk
My Commission Expires: 2/19/23



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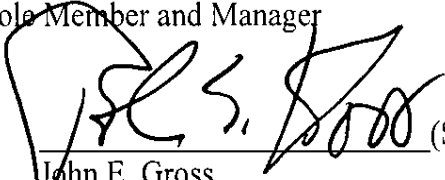
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TRANSFeree:

PARKER PARTNERS LLC
an Illinois limited liability company

By: **PARKER MANAGER LLC**
an Illinois limited liability company
its Non-Member Manager

By: John E. Gross Revocable Trust
u/t/a dated November 23, 2015
its Sole Member and Manager

By:  (SEAL)
John E. Gross
Trustee

Property of Cook County Clerk's Office

The name, chief executive office and organizational identification number of Borrower (as Debtor under any applicable Uniform Commercial Code) are:

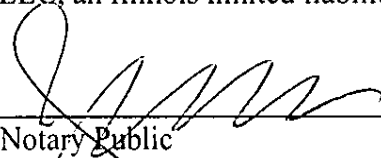
Debtor Name/Record Owner: Parker Partners LLC
Debtor Chief Executive Office Address: 1050 West Higgins Road, Suite 360, Park Ridge, Illinois, 60068
Debtor Organizational ID Number: 07659598

ACKNOWLEDGEMENT

STATE OF Illinois

COUNTY OF Cook

The foregoing instrument was acknowledged before me this 23rd day of May, 2019, by John E. Gross, as the Trustee on behalf of The John E. Gross Revocable Trust, as the sole member and manager of Parker Manager LLC, as the non-member manager and on behalf of Parker Partners LLC, an Illinois limited liability company, on behalf of the limited liability company.



Notary Public
Printed Name: _____
My Commission Expires: _____

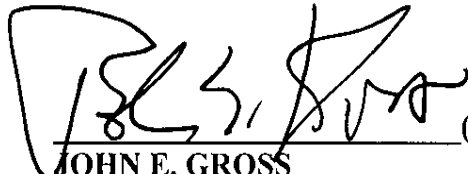


(SEAL)

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NEW GUARANTOR:



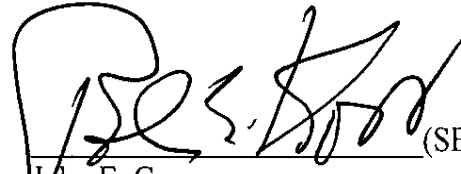
 _____ (SEAL)

JOHN E. GROSS

 individually

JOHN E. GROSS REVOCABLE TRUST

 u/t/a dated November 23, 2015

By: 

 _____ (SEAL)

 John E. Gross

 Trustee

Notice Address:

 00 West Higgins Road, Suite 360

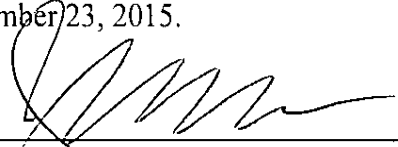
 Park Ridge, Illinois 60068

ACKNOWLEDGEMENT

STATE OF Illinois

 COUNTY OF Cook

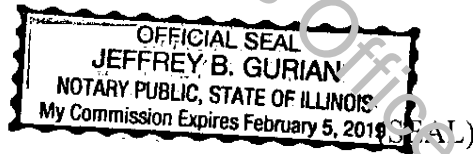
The foregoing instrument was acknowledged before me this 23rd day of May, 2019, by **JOHN E. GROSS**, as himself and as Trustee on behalf of The John E. Gross Revocable Trust u/t/a dated November 23, 2015.



 Notary Public

 Printed Name: _____

 My Commission Expires: _____



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FANNIE MAE:

By: **NORTHMARQ CAPITAL FINANCE, L.L.C.**
a Nebraska limited liability company
Attorney in Fact

By: Nancy Kunkel (SEAL)
Nancy Kunkel
Vice President

Address: NorthMarq Capital Finance, L.L.C.
3500 American Boulevard West, Suite 500
Bloomington, MN 55431
Attention: Servicing Department

Property of Cook County Notary Public's Office

ACKNOWLEDGMENT

State of Texas

County of Dallas

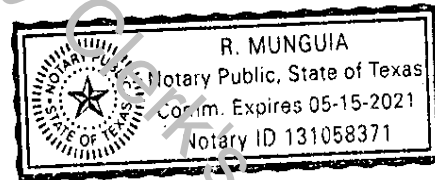
This instrument was acknowledged before me on April, 10, 2019 by Nancy Kunkel as Vice President and on behalf of NorthMarq Capital Finance, L.L.C., a Nebraska limited liability company, as Attorney-in-Fact on behalf of Fannie Mae.

R. Munguia

NOTARY PUBLIC

Print Name: R. Munguia

My Commission Expires: 05.15.2021



[END OF DOCUMENT EXECUTION]

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EXHIBIT A to ASSUMPTION AND RELEASE AGREEMENT

LEGAL DESCRIPTION

Real property in the City of Park Ridge, County of Cook, State of Illinois, described as follows:

LOT 1 IN REGENCY OF PARK RIDGE RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND OF LOT 2 IN HEINZ'S COLONIAL PLAZA RESUBDIVISION IN SAID EAST HALF OF THE SOUTHWEST QUARTER ALL IN SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED DECEMBER 6, 2007 AS DOCUMENT NUMBER 0734015119 IN COOK COUNTY, ILLINOIS.

Address: 500 North Northwest Highway, Park Ridge, Illinois 60068

Tax PIN: 09-26-302-081-0000

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EXHIBIT B to ASSUMPTION AND RELEASE AGREEMENT

List of all loan documents executed in connection with the original Mortgage Loan.

1. Multifamily Loan and Security Agreement (including any amendments, riders, exhibits, addenda or supplements, if any) dated as of November 22, 2016 by and between Transferor and Original Lender.
2. Multifamily Note dated as of November 22, 2016 by Transferor for the benefit of Original Lender, (including any amendments, riders, exhibits, addenda or supplements, if any).
3. Multifamily Mortgage, Assignment of Rents, Security Agreement and Fixture Filing (including any amendments, riders, exhibits, addenda or supplements, if any) dated as of November 22, 2016 by Transferor for the benefit of Original Lender.
4. Guaranty of Non-Recourse Obligations dated as of November 22, 2016 by Original Guarantor for the benefit of Original Lender.
5. Environmental Indemnity Agreement dated as of November 22, 2016 by Transferor for the benefit of Original Lender.