

UNOFFICIAL COPY

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



Doc# 1929534079 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/22/2019 10:09 AM PG: 1 OF 4

This space reserved for Recorder's use only.

Permanent Real Estate Index Numbers:

Address of Property:

~~17-16-245-028-1001 through 17-16-245-028-1008~~

17-16-245-032

17-16-245-033

17-16-245-034

HBR 288 60/60

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, 6th 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

S Y
P 4
S
M X
SC
E X
INT AB

4

UNOFFICIAL COPY

HBR-BXG 288

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 |
|------------|---------|--------------------------|---------------------------|--------------------------|---------------------------|---------------------------|---------------------|-----------------------|---|
| 2642777 | 2142583 | Price | William Cory | Price | Cherry Melissa | 220K; 220L; 220N; 220N | 1; 49; 7; 48 | F; F; F; F | \$19,503.00 |
| 2642916 | 2142722 | Deane II | Albert Lytle | Deane | Nancy Inzer | 218K; 218L; 503H | 1; 49; 20 | E; E; E | \$8,910.00 |
| 2643057 | 2142863 | Dearmitt | Michael A | Dearmitt | Sandra Jean | 105I; 216 | 19; 31 | F; F | \$12,330.00 |
| 2643121 | 2142927 | Meeker | Michael Anthony | Meeker | Linda Mae | 206; 230L; 220N | 31; 3; 21 | F; F; F | \$18,900.00 |
| | | | | | | | | Total | \$59,643.00 |

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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.

UNOFFICIAL COPY

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 August 27, 2019.

EXECUTED IN THE PRESENCE OF:

SECOND CITY RESORTS, LLC
an Illinois limited liability company

Sasha Pakkar
Signature
Sasha Pakkar
Printed Name

Albert Arrar
Signature
Albert Arrar
Printed Name

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

Roshedan Miller
Name:
Title: Authorized Agent

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 27 day of AUGUST, 2019, by Roshedan Miller 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.

(Notary Seal)



ADAM PAIGE
Commission # GG 181014
Expires April 22, 2022
Bonded Thru Budget Notary Services

Adam Paige
Printed Name: ADAM PAIGE
Notary Public - State of Florida
My Commission Expires: 4/22/22
My Serial Number is: GG181014