

UNOFFICIAL COPY



\*1934616059\*

Doc# 1934616059 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/12/2019 01:04 PM PG: 1 OF 10

Property of Cook County Clerk's Office

ASSIGNMENT  
OF  
ASSIGNMENT OF LEASES AND RENTS

10

S Y  
P 10  
S 1  
M A  
SC Y  
E A  
INT R

990699

2/3

# UNOFFICIAL COPY

---

ASSIGNMENT

OF

ASSIGNMENT OF LEASES AND RENTS

---

CIBC INC., a Delaware corporation, as assignor

to

IMKD 2, LLC, a Delaware limited liability company, as assignee,

THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING AND RETURN TO:

Seyfarth Shaw LLP  
233 S. Wacker Drive  
Suite 8000  
Chicago, Illinois 60606  
Attention: Gregg M. Dorman

NCS-990699 2/3 Fc

# UNOFFICIAL COPY

## ASSIGNMENT

OF

### ASSIGNMENT OF LEASES AND RENTS

KNOW THAT CIBC INC., a Delaware corporation, having an address at 425 Lexington Avenue, 4th Fl, New York, NY 10017 ("Assignor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, conveys, assigns and transfers to IMKD 2, LLC, a Delaware limited liability company, having an address at c/o Kensington Development Partners, 700 Commerce Drive, Suite 130, Oak Brook, Illinois 60523 ("Assignee"), effective as of this 9<sup>th</sup> day of December, 2019, all right, title and interest of Assignor in, to and under or arising out of that certain ASSIGNMENT OF LEASES AND RENTS more particularly described in Exhibit A attached hereto and made a part hereof, which documents relate to certain interests in the real property located in the County of Cook and State of Illinois, more particularly described on Schedule I attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns, forever.

It is expressly understood that, except as otherwise expressly set forth herein, this Assignment (this "Assignment") is made by Assignor and assumed and accepted by Assignee without any guarantee, representation or warranty of any kind on the part of Assignor and without recourse to Assignor in any event or for any cause, and Assignee hereby releases Assignor from any and all claims, demands, causes of action, losses, damages, liabilities, costs and expenses (including, without limitation, attorneys' fees and disbursements) suffered or incurred by Assignor arising from or in connection with this Assignment, except as may otherwise be expressly set forth in that certain Mortgage Loan Sale Agreement dated November 22, 2019, by and between Assignor, as Seller and Assignee, as Buyer.

The word "Assignor" or "Assignee" shall be construed as if it reads "Assignors" or "Assignees" whenever the sense of this instrument so requires.

THIS ASSIGNMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE INTERNAL LAWS OF THE STATE OF NEW YORK.

**[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.]**

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Assignor has duly executed this Assignment effective as of the date first written above.

CIBC INC., a Delaware corporation, as assignor

By: \_\_\_\_\_

Name:

Title:

Todd H. Roth  
Managing Director

Property of Cook County Clerk's Office  
COOK COUNTY  
RECORDER OF DEEDS

## UNOFFICIAL COPY

STATE OF NEW YORK )  
 ) ss.:  
 COUNTY OF NEW YORK )

On the 3rd day of December in the year 2019 before me, the undersigned, a notary public in and for said State, personally appeared Todd Roth, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

  
 Notary Public

[NOTARY STAMP]

EMIDIO J. SCARFOGLIERO  
 NOTARY PUBLIC-STATE OF NEW YORK  
 No. 01SC6080939  
 Qualified in Suffolk County  
 My Commission Expires 09-23-2022

# UNOFFICIAL COPY

## EXHIBIT A

Assignment of Leases and Rents, dated as of February 10, 2017, made by Schaumburg Corners, LLC, a Delaware limited liability company ("Borrower"), in favor of Assignor, recorded at Document No. 1704529002, on February 14, 2017 in Cook County, Illinois Recorder of Deeds records.

Property of Cook County  
COOK COUNTY  
RECORDER OF DEEDS  
Cook County Clerk's Office

# UNOFFICIAL COPY

## SCHEDULE I

### LEGAL DESCRIPTION OF THE REAL ESTATE

APN: 07-10-400-056-0000 and 07-10-400-057-0000

#### PARCEL 1:

THAT PART OF THE SOUTH 1074.0 FEET OF THE WEST 667.50 FEET OF THE SOUTHEAST QUARTER (1/4) OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF GOLF ROAD AS DEDICATED UNDER DOCUMENT NO. 10488002 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 10 IN GOLF-ROSELLE DEVELOPMENT UNIT 4, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER (1/4) OF SECTION 10 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1994 AS DOCUMENT NO. 94236801;

THENCE ON AN ASSUMED BEARING OF SOUTH 86 DEGREES 31 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 10 PROJECTED WESTERLY, ALSO BEING THE NORTH LINE OF GOLF ROAD, A DISTANCE OF 242.50 FEET TO THE EAST LINE OF THE WEST 667.50 FEET OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 10 TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 86 DEGREES 31 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF GOLF ROAD, AS CONVEYED BY DOCUMENT NO. 21480786, A DISTANCE OF 80.44 FEET;

THENCE NORTH 03 DEGREES 28 MINUTES 58 SECONDS WEST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 86 DEGREES 31 MINUTES 02 SECONDS WEST, A DISTANCE OF 390.00 FEET TO THE GRANTOR'S WEST LINE, BEING THE EAST LINE OF THE WEST 163.0 FEET OF THE SOUTH 268.0 FEET OF THAT PART OF SAID SOUTHEAST QUARTER (1/4) WHICH LIES EAST OF THE EAST LINE OF ROSELLE ROAD, AS PER TOWNSHIP DEDICATION RECORDED MAY 28, 1850;

THENCE NORTH 00 DEGREES 15 MINUTES 26 SECONDS EAST ALONG GRANTOR'S WEST LINE, A DISTANCE OF 232.93 FEET TO THE NORTH LINE OF THE SOUTH 268.0 FEET OF THAT PART OF SAID SOUTHEAST QUARTER (1/4) WHICH LIES NORTH OF THE NORTH LINE OF GOLF ROAD, AS DEDICATED UNDER DOCUMENT NO. 10488002;

THENCE SOUTH 86 DEGREES 31 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 131.93 FEET TO THE EAST LINE OF ROSELLE ROAD, SAID LINE BEING 64.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER (1/4) OF SECTION 10;

THENCE NORTH 00 DEGREES 15 MINUTES 26 SECONDS EAST, ALONG SAID EAST LINE OF ROSELLE ROAD, A DISTANCE OF 736.41 FEET;

# UNOFFICIAL COPY

THENCE NORTH 4 DEGREES 28 MINUTES 47 SECONDS EAST, A DISTANCE OF 8.06 FEET TO THE NORTH LINE OF THE SOUTH 1074.0 FEET OF THE SOUTHEAST QUARTER (1/4) OF SECTION 10;

THENCE NORTH 86 DEGREES 42 MINUTES 57 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 602.63 FEET TO THE EAST LINE OF THE WEST 667.50 FEET OF THE SOUTHEAST QUARTER (1/4) OF SECTION 10;

THENCE SOUTH 00 DEGREES 15 MINUTES 26 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 990.27 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING:

THAT PART OF THE SOUTH 1074.0 FEET OF THE WEST 667.50 FEET OF THE SOUTHEAST QUARTER (1/4) OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF GOLF ROAD, AS DEDICATED UNDER DOCUMENT NO. 10488002, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 10 IN GOLF-ROSELLE DEVELOPMENT UNIT 4, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER (1/4) OF SECTION 10 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1994 AS DOCUMENT NO. 94236801;

THENCE ON AN ASSUMED BEARING OF SOUTH 86 DEGREES 31 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 10 PROJECTED WESTERLY, ALSO BEING THE NORTH LINE OF GOLF ROAD, 242.50 FEET TO THE EAST LINE OF THE WEST 667.50 FEET OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 10, TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 86 DEGREES 31 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF GOLF ROAD, A DISTANCE OF 80.44 FEET;

THENCE NORTH 03 DEGREES 28 MINUTES 58 SECONDS WEST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 86 DEGREES 31 MINUTES 02 SECONDS WEST, A DISTANCE OF 390.00 FEET TO THE GRANTOR'S WEST LINE;

THENCE NORTH 00 DEGREES 15 MINUTES 26 SECONDS EAST ALONG GRANTOR'S WEST LINE, A DISTANCE OF 243.34 FEET;

THENCE NORTH 89 DEGREES 03 MINUTES 59 SECONDS EAST, A DISTANCE OF 83.59 FEET;

THENCE SOUTH 00 DEGREES 50 MINUTES 03 SECONDS WEST, A DISTANCE OF 77.25 FEET;



# UNOFFICIAL COPY

THENCE SOUTH 89 DEGREES 53 MINUTES 11 SECONDS EAST, A DISTANCE OF 387.62 FEET TO THE EAST LINE OF THE WEST 667.50 FEET OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 10;

THENCE SOUTH 00 DEGREES 15 MINUTES 26 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 153.08 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS RESERVED IN THE TRUSTEE'S DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 19, 1968 AND KNOWN AS TRUST 52771 TO THE VILLAGE OF SCHAUMBURG, ILLINOIS, DATED JULY 16, 1971 AND RECORDED JULY 20, 1971 AS DOCUMENT NO. 21552162 OVER THE WEST 5.00 FEET TO THE

## FOLLOWING DESCRIBED TRACT:

THE SOUTH 1074.0 FEET OF THE WEST 667.50 FEET OF THE SOUTHEAST QUARTER (1/4) OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF GOLF ROAD, AS DEDICATED UNDER DOCUMENT NO. 10488002;

AND EXCEPT THAT PART LYING WEST OF A LINE 5.00 FEET EAST OF AND PARALLEL TO THE EAST LINE OF ROSELLE ROAD, AS DEDICATED UNDER DOCUMENT NO. 20430983 AND EXCEPT THE WEST 163.0 FEET OF THE SOUTH 268.0 FEET OF THAT PART OF SAID SOUTHEAST QUARTER (1/4), WHICH LIES NORTH OF THE NORTH LINE OF GOLF ROAD, AS DEDICATED UNDER DOCUMENT NO. 10488002 AND WHICH LIES EAST OF THE EAST LINE OF ROSELLE ROAD, AS PER TOWNSHIP DEDICATION RECORDED MAY 28, 1850

AND EXCEPT THAT PART LYING SOUTH OF A LINE DRAWN PARALLEL WITH AND DISTANT 20.00 FEET NORTH OF THE NORTH LINE OF GOLF ROAD, AS DEDICATED UNDER DOCUMENT NO. 10488002 AS CONVEYED TO THE STATE OF ILLINOIS FOR THE USE OF THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS BY DOCUMENT NO. 21480786, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THAT PART OF THE SOUTH 1074.0 FEET OF THE WEST 667.50 FEET OF THE SOUTHEAST QUARTER (1/4) OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF GOLF ROAD AS DEDICATED UNDER DOCUMENT NO. 10488002, DESCRIBED AS FOLLOWS:

# UNOFFICIAL COPY

COMMENCING AT THE SOUTHWEST CORNER OF LOT 10 IN GOLF-ROSELLE DEVELOPMENT UNIT 4, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER (1/4) OF SECTION 10 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 1994 AS DOCUMENT NO. 94236801;

THENCE ON AN ASSUMED BEARING OF SOUTH 86 DEGREES 31 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 10 PROJECTED WESTERLY, ALSO BEING THE NORTH LINE OF GOLF ROAD, 242.50 FEET TO THE EAST LINE OF THE WEST 667.50 FEET OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 10 TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 86 DEGREES 31 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF GOLF ROAD, A DISTANCE OF 80.44 FEET;

THENCE NORTH 03 DEGREES 28 MINUTES, 58 SECONDS WEST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 86 DEGREES 31 MINUTES 02 SECONDS WEST, A DISTANCE OF 390.00 FEET TO THE GRANTOR'S WEST LINE;

THENCE NORTH 00 DEGREES 15 MINUTES 26 SECONDS EAST ALONG GRANTOR'S WEST LINE, A DISTANCE OF 243.34 FEET;

THENCE NORTH 89 DEGREES 03 MINUTES 59 SECONDS EAST, A DISTANCE OF 83.59 FEET;

THENCE SOUTH 00 DEGREES 50 MINUTES 03 SECONDS WEST, A DISTANCE OF 77.25 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 11 SECONDS EAST, A DISTANCE OF 387.62 FEET TO THE EAST LINE OF THE WEST 667.50 FEET OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 10;

THENCE SOUTH 00 DEGREES 15 MINUTES 26 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 153.08 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 3 AS CREATED BY MUTUAL EASEMENT AGREEMENT DATED OCTOBER 4, 2001 AND RECORDED AUGUST 3, 2006 AS DOCUMENT NO. 0621516089.

16-66 E. Golf Road, Schaumburg, Illinois 60173  
PINs: 07-10-400-056-0000 and 07-10-400-057-0000