

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
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**Prepared by and return to:**

Aaron D. White, Jr.  
Chuhak & Tecson, P.C.  
30 S. Wacker Dr., Ste 2600  
Chicago, IL 60606

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**ASSIGNMENT OF ASSIGNMENT OF RENTS**

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, BMO HARRIS BANK, N.A. ("Assignor"), whose address is 111 W. Monroe Street, Chicago, Illinois 60603, hereby assigns, without recourse, to 3900 S. ASHLAND LLC ("Assignee"), whose address is 425 W. North Avenue, Chicago, Illinois 60610, pursuant to that certain Note and Mortgage Purchase and Sale Agreement between Assignor and Assignee, dated April 6, 2021 which is hereby incorporated by reference ("Agreement"). All Capitalized terms used but not defined herein are defined in the Agreement.

Assignor hereby assigns, transfers, and sets over to Assignee, its successors and assigns, AS IS WITH ALL FAULTS, WITHOUT RECOURSE AND WITHOUT ANY REPRESENTATION OR WARRANTIES, OF ANY NATURE WHATSOEVER, WHETHER EXPRESSED OR IMPLIED, except and only to the extent otherwise provided in the Agreement, all of Assignor's right, title, and interest in and to the Assignment of Rents dated September 28, 2015, by and between Chicago Indoor Soccer, LLC and BMO Harris Bank, N.A. and recorded with the Cook County Recorder of Deeds ("Recorder"), on October 6, 2015 as Document No. 1527957058, regarding real estate described in Exhibit A attached hereto and made a part hereof.

*[SIGNATURE PAGE TO FOLLOW]*



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## EXHIBIT A

THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF WEST PERSHING ROAD, SAID POINT BEING 33.00 FEET, MEASURED PERPENDICULARLY, SOUTH OF THE NORTH LINE AND 1,040.04 FEET, MEASURED PARALLEL WITH SAID NORTH LINE, WEST FROM THE EAST LINE OF SAID NORTHEAST 1/4; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE OF THE NORTHEAST 1/4, A DISTANCE OF 515.58 FEET; THENCE EAST ALONG A LINE WHICH IS 548.58 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST 1/4, A DISTANCE OF 264.93 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 710.66 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SOUTH ASHLAND AVENUE, AS NOW LOCATED AND WIDENED BY CONDEMNATION CASE OF THE CIRCUIT COURT OF COOK COUNTY, DOCKET NO. B-71138, SAID POINT OF INTERSECTION BEING 64.93 FEET, MEASURED PERPENDICULARLY, WEST OF THE EAST LINE OF THE NORTHEAST 1/4 AFORESAID; THENCE NORTHERLY ALONG SAID WEST LINE OF SOUTH ASHLAND AVENUE AS WIDENED, 133.75 FEET TO A POINT ON SAID WEST LINE WHICH IS 68.36 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4 AND 340.00 FEET, AS MEASURED ALONG SAID WEST STREET LINE, SOUTH OF THE POINT OF INTERSECTION OF SAID WEST STREET LINE WITH A LINE 75.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE NORTHWARDLY ALONG THE WESTERLY LINE OF SOUTH ASHLAND AVENUE AS WIDENED BY ORDINANCE PASSED DECEMBER 7, 1960 AND CONFIRMED BY DEED RECORDED JUNE 21, 1961 AS DOCUMENT NUMBER 18194881, A DISTANCE OF 305.70 FEET TO A POINT, SAID POINT BEING 112.50 FEET, MEASURED PERPENDICULARLY, SOUTH OF THE NORTH LINE AND 112.00 FEET, MEASURED PERPENDICULARLY, WEST OF THE EAST LINE OF SAID NORTHEAST 1/4; THENCE NORTHWESTWARDLY ALONG THE WESTERLY LINE OF SOUTH ASHLAND AVENUE AS WIDENED BY THE AFOREMENTIONED ORDINANCE PASSED DECEMBER 7, 1960, A DISTANCE OF 31.83 FEET TO A POINT, SAID POINT BEING 85.00 FEET, MEASURED PERPENDICULARLY, SOUTH OF THE NORTH LINE AND 129.00 FEET, MEASURED PERPENDICULARLY, WEST OF THE EAST LINE OF THE NORTHEAST 1/4 AFORESAID; THENCE NORTHWESTWARDLY ALONG THE WESTERLY LINE OF SOUTH ASHLAND AVENUE AS WIDENED BY THE AFOREMENTIONED ORDINANCE PASSED DECEMBER 7, 1960, A DISTANCE OF 29.87 FEET TO A POINT, SAID POINT BEING 75.00 FEET, MEASURED PERPENDICULARLY, SOUTH OF THE NORTH LINE AND 157.14 FEET, MEASURED PARALLEL WITH SAID NORTH LINE, WEST FROM THE EAST LINE OF SAID NORTHEAST 1/4; THENCE WEST ALONG THE SOUTH LINE OF WEST PERSHING ROAD AS WIDENED BY CONDEMNATION CASE OF THE SUPERIOR COURT OF COOK COUNTY, DOCKET NO. 502073, BEING A LINE 75.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 AFORESAID, 33.08 FEET; THENCE WESTWARDLY ALONG THE SOUTHERLY LINE OF WEST PERSHING

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ROAD AS WIDENED, 582.90 FEET TO A POINT, SAID POINT BEING 218.92 FEET, AS MEASURED ALONG THE SOUTHERLY LINE OF WEST PERSHING ROAD AS WIDENED, EASTWARDLY FROM THE POINT OF INTERSECTION OF A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 AND THE SOUTHWARD EXTENSION OF THE WEST LINE OF THE EAST 1/2 OF BLOCK 35 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTHERLY 504.12 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING; (EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 6 AFORESAID AND A LINE DRAWN 548.58 FEET, MEASURED PERPENDICULARLY, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE WEST ALONG SAID PARALLEL LINE, 64.92 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF SOUTH ASHLAND AVENUE AS WIDENED BY CONDEMNATION CASE OF THE CIRCUIT COURT OF COOK COUNTY, DOCKET NO. B-71138; THENCE CONTINUING WEST ALONG THE AFORESAID PARALLEL LINE, 190.00 FEET; THENCE NORTHERLY ALONG A LINE DRAWN PARALLEL WITH THE AFORESAID WEST LINE OF SOUTH ASHLAND AVENUE AS WIDENED, 133.75 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 6 AFORESAID, 190.00 FEET TO A POINT ON THE AFORESAID WEST LINE OF SOUTH ASHLAND AVENUE AS WIDENED, SAID POINT BEING 68.37 FEET WEST OF THE EAST LINE OF THE NORTHEAST 1/4 AFORESAID; THENCE SOUTHERLY, ALONG THE AFORESAID WEST LINE OF SOUTH ASHLAND AVENUE AS WIDENED, 133.75 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

Commonly known as: 3900 S. Ashland Avenue, Chicago, IL 60609

PIN: 20-06-200-075-0000 and 20-06-200-074-0000