Doc# 2135419032 Fee \$88,00

RHSP FEE:\$9.00 RPRF FEE: \$1.00 KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 12/20/2021 04:07 PM PG: 1 OF 4

THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING RETURN TO: Kimberly Padjen, 208 South LaSalle, Suite 1410, Chicago, IL 60604

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION

CENTRAL SAVINGS f.s.b. F/K/A CENTRAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO

Plaintiff,

Sport Ox Col

-V.

DMC IRREVOCABLE TRUST DATED MAY 23, 2013, DALIA MANJARRES-COHEN, TRUSTEE OF THE DMC IRREVOCABLE TRUST DATED MAY 23, 2013, DALIA MANJARRES-COHEN, GUARANTOR, JUNIOR G. ADERSON, GUARANTOR, PARK RIDGE COMMUNITY BANK, STATE OF ILLINOIS, CHICAGO TITLE AND TRUST COMPANY, TOWER REAL ESTATE FUND I LLC, RAFAEL MANJARRES, ROBERTO CALDERON, GREENS400 LLC, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

Defendants

2019 CH 08462 5220 W. AINSLIE CHICAGO, IL 60630

Calendar #56 Judge LYLE

ASSIGNMENT OF CERTIFICATE OF SALE

Central Savings, f.s.b., ("Assignor"), whose address is 1601 West Belmont, Chicago, IL 60657, for good and valuable consideration paid by TREF 2 LLC whose address is 7434 North Harlem, Chicago, IL 60631 (Assignee"), hereby transfers and assigns to Assignee and its successors and assigns, all of Assignor's right, title and interest in and to that certain:

1. Certificate of Sale dated November 12, 2021 (the "Certificate") issued by the Judicial Sales Corporation in Cook County Case number 2019 CH 08462 to Central Savings, f.s.b., the successful bidder at the judicial sale of property commonly known as 5220 West Ainslie, Chicago, IL 60630 held November 12, 2021. The property is legally described as:

LEGAL DESCRIPTION

LOT 31 AND THE WEST 1/2 OF LOT 30 (EXCEPT THAT PART OF SAID LOTS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 31; THENCE NORTH ALONG THE WEST LINE OF 31 A DISTANCE OF 52 FEET; THENCE EAST MEASURED AT RIGHT ANGLES TO THE WEST LINE OF LOT 31, A DISTANCE OF 8 FEET; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF LOT 31, A DISTANCE. OF 25 FEET; THENCE SOUTHEASTERLY TO THE EAST LINE OF THE WEST 1/2 OF LOT 30 AFORESAID 3.19 FEET NORTH OF THE SOUTH LINE OF LOT 30; THENCE SOUTH ON SAID EAST LINE TO THE SOUTH LINE OF SAID LOT 30; THENCE WEST TO THE POINT OF BEGINNING) IN THE RESUBDIVISION OF BLOCK 31 IN THE VILLAGE OF JEFFERSON IN SECTION 9, TOWNSHIP 40 NORTH, PANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILNOIS.

Commonly known as: 5220 W. Ainslie, Chicago, IL 60630

P.I.N.: 13-09-325-024-0000

This Assignment is made WITHOUT RECOURSE TO OR REPRESENTATION OR WARRANTY by the Assignor, except as expressly set forth herein. This Assignment shall be subject to the following additional terms and conditions:

- 1. Assignor represents and warrants to Assignee that: (a) Assignor is the owner and holder of the Certificate of Sale and has the right to assign the Certificate of Sale; (b) the person who executed this Assignment is fully and lawfully authorized and empowered to cause Assignor to enter into and consummate this Assignment; (c) the Assignor has not previously assigned, pledged or otherwise transferred the Certificate of Sale or the Assignor's interest therein.
- 2. Except as otherwise specifically set forth in paragraph I above, Assignor specifically disclaims any warranty, guaranty or representation, oral or written, past, present or future with respect to the

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Certificate of Sale, the underlying foreclosure action and the underlying Loan and the Loan Documents, including without limitation any warranty, guaranty or representation regarding: (a) the validity, existence or priority of any lien or security interest securing the Loan or any Loan Document; (b) the existence or basis for any claim, counterclaim, defense or offset relating to the Loan or any Loan Document; (c) the financial condition of the Borrower or any guarantor; (d) the compliance of the Loan or any Loan Document with any laws, ordinances or regulations of any government or other body; (e) the condition of any collateral securing the Loan; and (f) the validity and/or sufficiency of the foreclosure action styled as Central Savings f.s.b. v DMC Irrevocable Trust dated May 23, 2013, Dalia Manjarres-Cohen, Trustee of the DMC Irrevocable Trust dated May 23, 2013; et al, Case number 2019 CH 08462; and (g) the delivery of merchantable fee simple title to the property. Assignee acknowledges that it has been given an opportunity to undertake its own investigation of the Loan Documents, the foreclosure action and sale proceedings related thereto and the Property and Assignee is relying solely on its own investigation of the Loan Documents the foreclosure action and sale proceedings related thereto and the Property and not on any information provided or to be provided by the Assignor.

3. This Assignment shall have to the benefit of the successors and assigns of the Assignor and Assignee and shall be binding upon the successors and assigns of the Assignor and Assignee.

IN WITNESS WHEREO', this Assignment has been duly executed and acknowledged A. Ot County Clarts Office id, as of the fray of December, 2021.

ASSIGNOR:

Central Savings f.s.b.

Executive Vice-President

STATE OF ILLINOIS)) SS COUNTY OF COOK

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DOES HEREBY CERTIFY that Jeffrey Kosobucki, Executive Vice-President of Central Savings, f.s.b. is personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument in his\her capacity as Executive Vice-President of Central Savings, f.s.b, as his free and voluntary act, and

as the free and voluntary act of Central Savings, f.s.b for the uses and purposes therein set forth.

Given under my hand and official seal this 4th day of December, 2021.

OFFICIAL SEAL SUSAN M. ARQUILLA **NOTARY PUBLIC, STATE OF ILLINOIS** My Commission Expires March 7, 2023

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Commonly known 25, 5220 W. Ainslie, Chicago, IL 60630 SOOF COUNTY CLEAT'S OFFICE

P.I.N.: 13-09-325-024-0000