

# UNOFFICIAL COPY

This instrument prepared by and after recording, please return to:

Alec Rubenstein  
BUPD Law  
225 West Illinois St., Ste 300  
Chicago, Illinois 60654

Commonly known as:  
100 West Higgins Road,  
South Barrington IL 60010

Property Index Numbers:  
See Exhibit A-1 attached hereto



Doc# 2201922024\* Fee \$61.00  
RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 01/19/2022 01:05 PM PG: 1 OF 6

## MEMORANDUM OF COLLATERAL ASSIGNMENT OF LOAN DOCUMENTS

**Arboretum Holdings LLC**, an Illinois limited liability company, with an address at 5277 Trillium Blvd., Hoffman Estates, IL 60132, as Assignor (“Assignor”), and **Pangea Mortgage Capital, LLC**, an Illinois limited liability company, with an address at 549 W. Randolph St., 2nd Floor, Chicago, IL 60661 as assignee (“Assignee”), have entered into a certain Collateral Assignment of Arboretum Loan Documents (the “Assignment”) dated as of January 12, 2022, wherein Assignor assigned to Assignee a security interest in all of Assignor’s right, title and interest in, to and under the Arboretum Loan Documents (as defined in the Assignment).

Assignor acquired the Arboretum Loan Documents pursuant to that certain Loan Purchase and Sale Agreement dated December 30, 2021, by and between Assignor, as Buyer, and MUFG Union Bank, N.A., as Seller (as defined in the Assignment), whereby the Assignor became the lender under the Arboretum Loan Documents. The Arboretum Loan Documents include that certain Mortgage, Security Agreement and Fixture Filing dated as of April 21, 2015 by ABT Owner 1, L.P. (the “Mortgage”) in favor of Seller, as lender, and recorded on April 22, 2015, in the office of the Recorder of Deeds of Cook County, Illinois (the “Recorder”), as Instrument Number 1511219128 (the “Property”).

1401-8976795-1- D2LFE  
LTM 2018

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On \_\_\_\_\_, 2022, Seller caused to be recorded a certain Assignment of Mortgage with the Recorder as Document Number \_\_\_\_\_ against the Property, pursuant to which Seller assigned and transferred Seller's legal and beneficial interest in the Mortgage to and in favor of Assignor.

On January 12, 2022, Assignor and Assignee entered into that certain Collateral Assignment of Arboretum Loan Documents ("**Collateral Assignment**") under which Assignor collaterally assigned to Assignee, its successors and assigns, a security interest in the Arboretum Loan Documents described therein, including without limitation, the Mortgage.

Pursuant to the terms and conditions of the Collateral Assignment, Assignee has a contingent right and interest in and to the Property. The terms and provisions of the Collateral Assignment not described herein are more particularly set forth in the Collateral Assignment, to which reference is here made for all purposes. This Memorandum is being recorded in the office of the Recorder as notice of the provisions of the Collateral Assignment and shall not be deemed to amend or modify the Collateral Assignment in any respect.

[Signatures begin on the following page]

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IN WITNESS WHEREOF, ARBORETUM HOLDINGS LLC has caused this Memorandum of Collateral Assignment of Loan Documents to be executed in its name and by the duly authorized and empowered officers thereof, effective this 10<sup>th</sup> day of January, 2022.

ASSIGNOR:

ARBORETUM HOLDINGS LLC  
an Illinois limited liability company

By: [Signature]

Name: Rich E. Heidner

Title: President

By: HPI management INC, Its manager

STATE OF Illinois

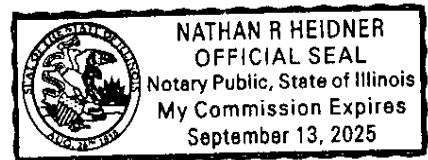
COUNTY OF Lock

I, Nathan Heidner, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Rich E. Heidner a President of MSHJL of ARBORETUM HOLDINGS LLC an Illinois limited liability company, personally know to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary acts, and as the free and voluntary act of PCHS SPF LLC, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 10<sup>th</sup> day of January, 2022.

[Signature]  
Notary Public

My Commission Expires: 9-13-2025



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOTS 1 AND 3 IN ARBORETUM OF SOUTH BARRINGTON, BEING A SUBDIVISION OF PARTS OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 2007 AS DOCUMENT 0721115094 IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOTS 12 AND 13 IN ARBORETUM OF SOUTH BARRINGTON THIRD RESUBDIVISION BEING A RESUBDIVISION OF LOT 8 IN ARBORETUM OF SOUTH BARRINGTON SECOND RESUBDIVISION BEING A SUBDIVISION OF PARTS OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 2012 AS DOCUMENT NO. 1225729066 IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE ARBORETUM OF SOUTH BARRINGTON DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED JULY 30, 2007 AND RECORDED JULY 30, 2007 AS DOCUMENT 0721115096 FOR THE PURPOSE OF VEHICULAR TRAFFIC OVER PAVED ROADWAYS, VEHICULAR PARKING IN DESIGNATED PARKING AREAS, PEDESTRIAN TRAFFIC OVER SIDEWALKS, AND UTILITIES AND DRAINAGE, AND FOR THE PURPOSE OF UNDERTAKING MAINTENANCE OBLIGATIONS THROUGH DESIGNATED EASEMENT AREAS AS DESCRIBED IN SAID DOCUMENT.

#### PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THAT CERTAIN OUTPARCEL AGREEMENT DATED JANUARY 23, 2008, AS SHOWN BY THAT CERTAIN MEMORANDUM OF OUTPARCEL AGREEMENT DATED JANUARY 23, 2008 AND RECORDED JANUARY 24, 2008 AS DOCUMENT 0802403027 FOR THE PURPOSE OF USE OF PARKING AREAS, ROADWAYS, PEDESTRIAN SIDEWALKS AND LANDSCAPED AREAS UPON THE TERMS AND CONDITIONS PROVIDED THEREIN.

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PARCEL 5:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THAT CERTAIN OUTPARCEL AGREEMENT DATED JULY 25, 2008, AS SHOWN BY THAT CERTAIN MEMORANDUM OF OUTPARCEL AGREEMENT DATED JULY 25, 2008 AND RECORDED JULY 28, 2008 AS DOCUMENT 0821022072 FOR THE PURPOSE OF PARKING AREAS, PEDESTRIAN SIDEWALKS, AND RELATED PEDESTRIAN AREAS UPON THE TERMS AND CONDITIONS PROVIDED THEREIN.

Property of Cook County Clerk's Office  
COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387  
COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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## EXHIBIT A-1

### PERMANENT INDEX NUMBERS:

- 01-33-209-001-0000
- 01-33-209-002-0000
- 01-33-209-006-0000
- 01-33-209-007-0000
- 01-33-209-021-0000
- 01-33-209-022-0000
- 01-33-209-023-0000

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