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KAREN A. YARBROUGH

COOK COUNTY CLERK

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This document was prepared by and after recording should be returned to:

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PRIME FINANCE SHORT DURATION HOLDING COMPANY VII, LLC
(Assignor)

to

PFP VII SUB VIII, LLC
(Assignee)

ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

Dated: As of November 19, 2021

Property Location: 778 Frontage Road, Northfield, Cook County, Illinois; 666 Dundee Avenue, Northbrook, Cook County, Illinois; 5225 Old Orchard Road, Skokie, Cook County, Illinois; and 3330 Old Glenview Road, Wilmette, Cook County, Illinois

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This ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING (as amended, modified, restated, replaced, waived, substituted, supplemented or extended from time to time, this, this "Assignment"), is made as of November 19, 2021, by PRIME FINANCE SHORT DURATION HOLDING COMPANY VII, LLC, a Delaware limited liability company (together with its successors and assigns, "Assignor"), having an address c/o Prime Finance Partners, 233 North Michigan Avenue, Suite 1915, Chicago, Illinois 60601, to PFP VII SUB VIII, LLC, a Delaware limited liability company (together with its successors and assigns, "Assignee"), having an address c/o Prime Finance Partners, 1330 Avenue of the Americas, Suite 2500, New York, New York, 10019.

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the receipt whereof is hereby acknowledged, Assignor has granted, bargained, sold, assigned, transferred and set over, and by these presents does grant, bargain, sell, assign, transfer and set over unto Assignee:

Assignor's right, title and interest in, to and under that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "Mortgage") given by NORTH SHORE OPCO, LLC, a Delaware limited liability company ("Borrower"), as borrower, to Assignor, as lender, dated as of September 28, 2021 and recorded on October 29, 2021 in the Official Records of Cook County, Illinois, Document Number 2130241043.

Prior to the execution hereof Assignor has not sold, transferred, assigned, conveyed, pledged or endorsed, any right, title or interest in the Mortgage, and Assignor has full right, power and authority to sell and assign the Mortgage to Assignee.

TOGETHER WITH the note or notes described or referred to in the Mortgage, the money due and to become due thereon with interest, and all rights accrued or to accrue under the Mortgage.

This Assignment is made by Assignor and assumed without any recourse, representation or warranty of any kind, express or implied.

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

The Mortgage encumbers, among other things, the property described on Exhibit A annexed hereto and made a part hereof, together with the buildings and improvements erected thereon.

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 ILLINOIS.

Each provision of this Assignment shall be valid and enforceable to the fullest extent permitted by law. If any provision of this Assignment or the application of such provision to any person or circumstances shall, to any extent, be invalid or unenforceable, then the remainder of this Assignment, or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected by such invalidity or unenforceability.

This Assignment may be executed in one or more counterparts (and by different parties in separate counterparts), each of which shall be an original but all of which together shall constitute one and the same instrument.

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This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

Assignor hereby agrees to execute and deliver such other assignments, instruments, agreements or other documents as Assignee may reasonably request in confirmation of, and/or in furtherance of, the assignment made hereunder.

[SIGNATURE PAGE FOLLOWS]

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EXHIBIT A

Description of the Property

PARCEL 1:

UNIT NUMBERS 3-A, 3-B, 6, 7-A, 7-B, 11, 13, 15, 16-A, 16-B, 17, 18 AND 19 IN NORTHBROOK OFFICE COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24882525, AND AMENDED BY DOCUMENT 24959936, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

AN EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN AGREEMENT FOR GRANT OF EASEMENT DATED JUNE 29, 1978 AND REGISTERED AUGUST 31, 1978 AS DOCUMENT LR3043484 OVER AND UPON: THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SOUTH EAST 1/4, SAID POINT BEING 610.50 FEET (AS MEASURED ALONG SAID SOUTH LINE) EAST OF THE SOUTHWEST CORNER OF SAID SOUTH EAST 1/4; THENCE NORTH, 734.00 FEET; THENCE NORTH 89 DEGREES 23 MINUTES EAST, 225.00 FEET; THENCE NORTH 0 DEGREES 6-1/2 MINUTES EAST ALONG A LINE 'A' TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY ACCORDING TO DOCUMENT NO. 3365275, SAID POINT OF INTERSECTION BEING 997.90 FEET (AS MEASURED ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE) NORTHWESTERLY OF THE SOUTH LINE OF SAID SOUTHEAST 1/4, WHICH AFORESAID POINT OF INTERSECTION IS THE PLACE OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND, TO WIT: THENCE SOUTH ALONG THE AFORESAID LINE 'A' 63.00 FEET; THENCE NORTHEASTERLY TO A POINT OF INTERSECTION WITH THE AFORESAID SOUTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY, SAID POINT OF INTERSECTION BEING 60.00 FEET (AS MEASURED ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE) SOUTHEASTERLY OF THE AFORESAID PLACE OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 60 FEET TO SAID PLACE OF BEGINNING, FOR DRAINAGE, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A TRACT OF LAND SITUATED IN THE NORTH EAST QUARTER OF THE SOUTH WEST

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QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS INCLUDING A PORTION OF CERTAIN LOTS, ALLEYS AND STREETS, INCLUDED IN A PLAT OF VACATION DATED MARCH 3, 1954 AND RECORDED, JULY 12, 1955 AS DOCUMENT 16296348 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF CHICAGO NORTH SHORE AND MILWAUKEE RAILROAD WITH THE SOUTH LINE OF HARRISON STREET, THENCE EAST ALONG THE SOUTH LINE OF HARRISON STREET, A DISTANCE OF 245.17 FEET TO THE NORTH WEST CORNER OF LOT 18 IN BLOCK 1 IN SKOKIE RAPID TRANSIT PARK FIRST ADDITION, BEING A SUBDIVISION OF THAT PART OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER (EXCEPT THE SOUTH 40 FEET OF THE NORTH 70 FEET THEREOF) OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY LINE OF RIGHT OF WAY OF CHICAGO NORTH SHORE AND MILWAUKEE RAILROAD, THENCE SOUTH ALONG THE WEST LINE OF LOT 18 AFORESAID AND SAID WEST LINE EXTENDED A DISTANCE OF 124 FEET TO THE SOUTH LINE OF AN ALLEY; THENCE EAST ALONG THE SOUTH LINE OF SAID ALLEY, A DISTANCE OF 100 FEET TO THE EAST LINE EXTENDED SOUTH OF LOT 15 IN BLOCK 1 IN SKOKIE RAPID TRANSIT PARK ADDITION AFORESAID; THENCE NORTH ALONG THE EAST LINE EXTENDED OF SAID LOT 15 A DISTANCE OF 16 FEET TO THE SOUTH EAST CORNER OF SAID LOT 15, THENCE EAST ALONG THE NORTH LINE OF VACATED PART OF SAID ALLEY, A DISTANCE OF 8 FEET TO A POINT IN A LINE WHICH IS 408 FEET WEST OF AND PARALLEL TO THE EAST LINE OF LARAMIE AVENUE, THENCE SOUTH ALONG SAID PARALLEL LINE TO THE SOUTH LINE OF SAID VACATED COLFAX STREET, THENCE WEST ALONG THE SOUTH LINE OF SAID VACATED COLFAX STREET AND SAID SOUTH LINE EXTENDED WEST TO THE EAST LINE OF CHICAGO, NORTH SHORE AND MILWAUKEE RAILROAD, THENCE NORTH WESTERLY ALONG THE EAST LINE OF SAID RAILROAD TO POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 8 FEET OF LOT 14 AND ALL OF LOTS 15 AND 16 IN BLOCK 1 IN SKOKIE RAPID TRANSIT PARK FIRST ADDITION, BEING A SUBDIVISION OF THAT PART OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER (EXCEPT THE SOUTH 40 FEET OF THE NORTH 70 FEET THEREOF) OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO NORTH SHORE AND MILWAUKEE RAILROAD, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 17 AND 18 IN BLOCK 1 IN SKOKIE RAPID TRANSIT PARK FIRST ADDITION, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT THE SOUTH 40 FEET OF THE NORTH 70 FEET THEREOF) OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD

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PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO NORTH SHORE AND MILWAUKEE RAILROAD, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF THE VACATED EAST-WEST 16 FOOT ALLEY LYING SOUTH OF LOTS 15 TO 18 IN BLOCK 1 IN SKOKIE RAPID TRANSIT PARK FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT THE SOUTH 40 FEET OF THE NORTH 70 FEET THEREOF) OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING A PORTION OF A CERTAIN VACATED ALLEY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF CHICAGO NORTH SHORE AND MILWAUKEE RAILROAD WITH THE SOUTH LINE OF HARRISON STREET, THENCE EAST ALONG THE SOUTH LINE OF HARRISON STREET, A DISTANCE OF 245.17 FEET TO THE NORTH WEST CORNER OF LOT 18 IN BLOCK 1 IN SKOKIE RAPID TRANSIT PARK FIRST ADDITION, BEING A SUBDIVISION OF THAT PART OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER (EXCEPT THE SOUTH 40 FEET OF THE NORTH 70 FEET THEREOF) OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY LINE OF RIGHT OF WAY OF CHICAGO NORTH SHORE AND MILWAUKEE RAILROAD, THENCE SOUTH ALONG THE WEST LINE OF LOT 18 AFORESAID, AND SAID WEST LINE EXTENDED SOUTH A DISTANCE OF 124 FEET TO THE SOUTH LINE OF AN ALLEY, FOR A POINT OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF SAID ALLEY, A DISTANCE OF 100 FEET TO THE EAST LINE EXTENDED SOUTH OF LOT 15 IN BLOCK 1 IN SKOKIE RAPID TRANSIT PARK FIRST ADDITION AFORESAID, THENCE NORTH ALONG THE EAST LINE EXTENDED OF SAID LOT 15, A DISTANCE OF 16 FEET TO THE SOUTHEAST CORNER OF LOT 15, THENCE WEST ALONG THE SOUTH LINE OF LOTS 15, 16, 17 AND 18, A DISTANCE OF 100 FEET TO THE SOUTH WEST CORNER OF LOT 18, THENCE SOUTH A DISTANCE OF 16 FEET ALONG THE WEST LINE OF SAID LOT 18, EXTENDED SOUTH, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 3, 4, 5 AND 6, AS CREATED BY EASEMENT AGREEMENT BETWEEN STANDARD RATE AND DATA SERVICE, INC., A CORPORATION OF ILLINOIS, AND FIRST NATIONAL BANK AND TRUST COMPANY OF EVANSTON, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 19, 1954 AND KNOWN AS TRUST NO. R-494, DATED DECEMBER 28, 1962 AND RECORDED JANUARY 30, 1963 AS DOCUMENT 18709083 OVER, THROUGH, ACROSS AND UPON

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A STRIP OF LAND 25 FEET WIDE ON THE WESTERLY BOUNDARY OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF THE VACATED ALLEY RUNNING EAST AND WEST THROUGH BLOCK 1 OF SKOKIE RAPID TRANSIT PARK FIRST ADDITION, NOW VACATED, SAID POINT BEING 33 FEET EAST OF THE INTERSECTION OF SAID NORTH LINE OF SAID VACATED ALLEY AND THE EAST LINE OF LOT 16 OF BLOCK 1 OF SAID SKOKIE RAPID TRANSIT PARK FIRST ADDITION; THENCE EAST ALONG THE NORTH LINE OF SAID VACATED ALLEY 408 FEET TO THE INTERSECTION OF SAID NORTH LINE OF SAID VACATED ALLEY WITH THE EAST LINE OF VACATED NORTH LARAMIE AVENUE; THENCE SOUTH ALONG THE EAST LINE OF VACATED NORTH LARAMIE AVENUE 17 FEET TO THE INTERSECTION OF SAID EAST LINE OF NORTH LARAMIE AVENUE WITH THE NORTH LINE OF THE VACATED ALLEY RUNNING EAST AND WEST THROUGH BLOCK 2, IN THE RESUBDIVISION OF LOTS 11 TO 25, BOTH INCLUSIVE, IN BLOCK 2, AND LOTS 21 TO 43, BOTH INCLUSIVE, IN BLOCK 3, IN SKOKIE RAPID TRANSIT PARK, NOW VACATED IN PART; THENCE EAST ALONG THE NORTH LINE OF SAID VACATED ALLEY TO THE INTERSECTION OF SAID NORTH LINE WITH THE WESTERLY LINE OF EDENS HIGHWAY; THENCE SOUTHERLY AND WESTERLY ALONG THE WESTERLY LINE OF EDENS HIGHWAY TO THE INTERSECTION OF THE WESTERLY LINE OF EDENS HIGHWAY WITH THE SOUTHERLY LINE OF VACATED COLFAX STREET, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF VACATED COLFAX STREET A DISTANCE OF 400 FEET TO A POINT; THENCE NORTHERLY ALONG A STRAIGHT LINE TO THE POINT OF BEGINNING. ALSO LOT 14, EXCEPT THE WEST 8 FEET THEREOF AND LOT 13, EXCEPT THE EAST 17 FEET THEREOF IN BLOCK 1 IN SAID SKOKIE RAPID TRANSIT PARK ADDITION; FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING A ROADWAY AS A RIGHT OF WAY FOR PURPOSES OF INGRESS AND EGRESS OF FOOT AND VEHICULAR TRAFFIC SERVING BOTH THE DOMINANT AND SERVIENT ESTATES, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 8:

LOT 1 IN WILMETTE OFFICE COURT CONSOLIDATION OF:

PARCEL A:

THAT PART OF LOT 12 IN COUNTY CLERK'S DIVISION OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF OLD GLENVIEW ROAD (FORMERLY GLENVIEW ROAD) AND SOUTH OF THE NORTH 130.0 FEET OF SAID LOT 12 AND WESTERLY OF THE WESTERLY LINE OF EDENS HIGHWAY, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF THE EAST 6 1/2 ACRES OF THE WEST 37.49 ACRES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH,

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RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF OLD GLENVIEW ROAD (FORMERLY GLENVIEW ROAD) AND LYING SOUTH OF NEW GLENVIEW ROAD, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 9:

LOT 1 IN THE MORTON SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1972 AS DOCUMENT NUMBER 22170572; IN COOK COUNTY, ILLINOIS.

PARCEL 10:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE AFORESAID QUARTER QUARTER SECTION 103.4 FEET WEST OF THE SOUTH EAST CORNER THEREOF, SAID POINT BEING THE POINT OF INTERSECTION OF SAID SOUTH LINE WITH THE WESTERLY RIGHT OF WAY LINE OF EDENS EXPRESSWAY; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE 65.30 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID RIGHT OF WAY LINE 137.62 FEET TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE EAST ALONG SAID SOUTH LINE 152.33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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