



Doc# 2307610023 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/17/2023 11:24 AM PG: 1 OF 4

ASSIGNMENT OF MORTGAGE AND ASSIGNMENT OF RENTS

Arete Investments Fund III, LLC, a Delaware limited liability company as assignee of Byline Bank successor-by-merger to First Bank & Trust for itself and its successors and assigns, having an address at 3821 W Montrose Ave Chicago, Illinois 60618 ("Assignor"), the Mortgagee named in the Mortgage and assignment of rents described below, for and in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, paid to it by Premier South Shore Properties, LLC, an Illinois limited liability company ("Assignee") the receipt of which is hereby acknowledged, and for other good and valuable consideration as described in that certain Loan Sale Agreement dated February 23, 2023 (the "Loan Sale Agreement") between Assignor and Assignee, has granted, bargained, sold, assigned, transferred and set over, and by these presents does grant, bargain, sell, assign, transfer and set over unto Assignee and without recourse, representations or warranties of any kind whatsoever except as specifically provided in the Loan Sale Agreement, all of the Assignor's right, title and interest in and to that certain Mortgage dated as of July 20, 2008 and Assignment of Rents dated August 10, 2013, executed and granted by Sigalit Zetouni in favor of First Bank & Trust and recorded in the Cook County Recorder's Office on August 21, 2008 and January 2, 2014 respectively as Document Nos. 0823446034 and 1400208044 respectively and encumbering all that certain land and improvements legally described on Exhibit A attached hereto.

TO HAVE, HOLD, RECEIVE AND TAKE, all and singular the hereditaments and premises hereby and thereby granted, described and assigned, or mentioned and intended so to be, within the appurtenances, unto the Assignee to and for its proper use and benefit forever.

WITNESS the due execution hereof this 23rd day of February, 2023.

Arete Investments Fund III, LLC, a Delaware limited liability company

By: Arete Fund Management, LLC, an Illinois limited liability company

Its: Manager

By: [Signature] Igor Jokanovic

Its: Authorized Manager

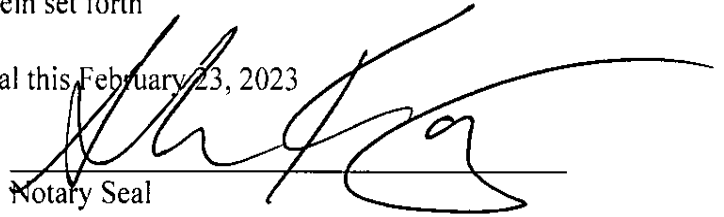
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INT [Signature]

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Sharon Katz, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Igor Jokanovic, as Manager of Arete Fund Management, LLC as manager of Arete Investments Fund III, LLC, 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 as Manager of Arete Fund Management, LLC as manager of Arete Investments Fund III, LLC and as his free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this February 23, 2023


Notary Seal



Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

UNIT #1406 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN 535 N. MICHIGAN AVE. CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOC. NO. 25290228 AND FILED AS DOC. 3137574T AND AS AMENDED FROM TIME TO TIME, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

A/K/A

PARCEL "A"
UNIT 1406 IN 535 N. MICHIGAN AVE. CONDOMINIUM, AS DELINEATED ON THE SURVEY OF A PORTION OF THE FOLLOWING PROPERTY (COLLECTIVELY REFERRED TO AS "PARCEL"):

PARCEL 1:

LOT 7 IN ASSESSOR'S DIVISION OF THE SOUTH ½ AND THE EAST 100 FEET OF THE NORTH ½ OF BLOCK 21 IN KINZIE'S ADDITION TO FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 8 AND 9 IN ASSESSOR'S DIVISION OF THE SOUTH ½ AND THE EAST 100 FEET OF THE NORTH ½ OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOT 7 IN W.L. NEWBERRY'S SUBDIVISION OF THE NORTH 118 FEET OF THE WEST 200 FEET OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, UNIT FI 070049 140328 RESIDENTIAL TITLE INSURANCE POLICY 5 72-29-700 SCHEDULE A CONTINUED IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE TRIANGULAR SHAPED PART OF THE EAST AND WEST PUBLIC ALLEY LYING WEST OF AN ADJOINING THE EAST LINE OF LOT 7, EXTENDED SOUTH, TO ITS INTERSECTION WITH THE SOUTH LINE OF LOT 7, EXTENDED EAST, IN SAID NEWBERRY'S SUBDIVISION, BEING THAT PORTION OF SAID ALLEY VACATED BY ORDINANCE PASSED OCTOBER 11, 1961 AND RECORDED NOVEMBER 1, 1961 AS DOCUMENT NUMBER 18318484, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25290228 AND FILED AS DOCUMENT NUMBER LR3137574 TOGETHER WITH ITS UNDIVIDED

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PERCENTAGE INTEREST IN COMMON ELEMENTS AS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM, IN COOK COUNTY, ILLINOIS.

PARCEL "B":

EASEMENT FOR THE BENEFIT OF PARCEL 'A' FOR INGRESS, EGRESS AND SUPPORT AS DISCLOSED BY THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED DECEMBER 15, 1979 AND RECORDED DECEMBER 28, 1979 AS DOCUMENT 25298696 AND FILED AS DOCUMENT LR3138565 AND AS CREATED BY DEED RECORDED AS DOCUMENT 25360958 AND FILED AS DOCUMENT LR3152420, IN COOK COUNTY, ILLINOIS.

PIN(S): 17-10-122-025-1181

Commonly known as: 535 N. Michigan Avenue, Unit 1406, Chicago, Illinois 60611

Prepared by and after recording return to:

Randall & Kenig LLP
455 N. Cityfront Plaza Drive
NBC Tower
Suite 2510
Chicago, Illinois 60611
Attention: Scott H. Kenig, Esq.