

UNOFFICIAL COPY

Doc#: 2319512292 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/14/2023 01:00 PM Pg: 1 of 4

This document was prepared by:
Jerry H. Biederman, Esq.
Neal, Gerber & Eisenberg LLP
Two North LaSalle Street
Suite 1700
Chicago, IL 60602-3801

(The Above Space for Records Use Only)

ASSIGNMENT OF MORTGAGE

TFX, INC., an Illinois corporation (the "Assignor"), in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, assign, transfer and set over unto LB FAMILY TRUST (the "Assignee"), its successors and assigns, without recourse and without representation or warranty, express or implied, its right, title, benefits, privileges, liens, security interests and interest owned, held, accruing and to accrue to, and for the benefit of Assignor, in and to that certain Mortgage dated November 30, 2017 (the "Original Mortgage"), made by Bruce A. Crane and Laura E. Cooper, as tenants in common, as mortgagor (the "Mortgagor"), in favor of TFX, Inc., an Illinois corporation (the "Mortgagee"), and recorded in the Office of the Cook County Recorder of Deeds on December 12, 2017, as Document No. 1734612060, which Original Mortgage was amended by that certain First Amendment to Mortgage dated February 18, 2020, entered into by Mortgagor and Mortgagee, and recorded in the Office of the Cook County Recorder of Deeds on March 6, 2020, as Document No. 2006616028, (the "First Amendment"), which Original Mortgage and First Amendment were further amended by that certain Second Amendment to Mortgage dated December 1, 2020, entered into by Mortgagor and Mortgagee and recorded in the Office of the Cook County Recorder of Deeds on 2/17/2021, as Document No. 2104806148 (the "Second Amendment"), (the Original Mortgage, First Amendment and Second Amendment are hereinafter collectively referred to as the "Mortgage"), encumbering that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Cook County, Illinois, which parcel of land is more particularly described on Exhibit A attached hereto.

TOGETHER WITH Assignor's right, title and interest in and to all notes, liens, security interests, financing statements, guaranties and any other documents, agreements or instruments evidencing, relating to or securing the payment of the indebtedness secured by the Mortgage.

TO HAVE AND TO HOLD the same unto Assignee, his successors and assigns, forever, so that neither Assignor nor anyone else shall claim the Mortgage or any part thereof.

[Remainder of page intentionally left blank]

UNOFFICIAL COPY

IN WITNESS WHEREOF, Assignor and Assignee have executed and delivered this Assignment of Mortgage as of May 19, 2023.

ASSIGNOR:

TFX, INC., an Illinois corporation

By: Lauren A. Hara
Lauren Hara, Executive Vice
President and Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for such County, in the state aforesaid, DO HEREBY CERTIFY that Lauren Hara, Executive Vice President and Secretary of TFX, Inc., an Illinois corporation personally known to me or properly identified 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 she signed such instrument as Executive Vice President and Secretary of said corporation and as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of JUNE, 2023.



Randy L. Beers
Notary Public

Commission expires 02/08/2027

UNOFFICIAL COPY

ASSIGNEE:

LB FAMILY TRUST

By: *Jerry H. Biederman*
 Name: Jerry H. Biederman
 Title: Trustee

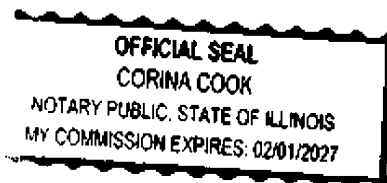
STATE OF IL
 COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for such County, in the state aforesaid, DO HEREBY CERTIFY that Jerry H. Biederman, Trustee of the LB Family Trust, personally known to me or properly identified 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 signed such instrument as Trustee as aforesaid and as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of JUNE, 2023.

Corina Cook
 Notary Public

Commission expires 02/01/2027



After Recording Return to:

Jerry H. Biederman
 Neal, Gerber & Eisenberg LLP
 Two North LaSalle Street, Suite 1700
 Chicago, Illinois 60602

03278N.0004:35263756.1

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

THE SOUTH 11 FEET OF LOT 16 AND ALL OF LOTS 17, 18, 19 IN BLOCK 2 IN KRENN AND DATO'S DEVONSHIRE MANOR, A SUBDIVISION OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2:

THE WEST 1/2 OF THE VACATED NORTH-SOUTH ALLEY LYING EAST AND ADJOINING PARCEL 1, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 10-15-402-019-0000

10-15-402-044-0000

Address of Real Estate: 9123 Kildare Avenue, Skokie, Illinois