

UNOFFICIAL COPY

Doc#: 2320155100 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/20/2023 10:52 AM Pg: 1 of 4

THIS INSTRUMENT
PREPARED BY

Jordan Uditsky
Grogan Hesse and Uditsky, PC
2 MidAmerica Plaza, Suite 110
Oakbrook Terrace, Illinois 60181

WHEN RECORDED,
RETURN TO:

TH NOTE INVESTORS, LLC
1021 West Alameda Street
Chicago, Illinois 60614

P.I.N. 17-17-106-023-0000
17-17-106-024-0000
17-17-106-025-0000

TO BE RECORDED IN THE
MORTGAGE RECORDS OF
COOK COUNTY, ILLINOIS

ASSIGNMENTS OF MORTGAGES AND ASSIGNMENTS OF RENTS

This Assignment of Mortgage and Assignment of Rents (this "Assignment") is being executed and delivered by FIRST EAGLE BANK ("Assignor") to **TH NOTE INVESTORS, LLC** ("Assignee") pursuant to, and in furtherance of the arrangements provided for in, that certain Loan Purchase and Assumption Agreement by and between Assignor, as Seller, and Assignee, as Purchaser, dated as of July 14, 2023 (the "Agreement").

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby sells, transfers and assigns to Assignee, in respect of the Loans (as defined in the Agreement), the Mortgage and Assignment of Rents identified on Exhibit A attached hereto, without recourse, representation or warranty, except as provided for in the Agreement.

THE SALES, TRANSFERS AND ASSIGNMENTS PROVIDED FOR HEREIN ARE EXPRESSLY SUBJECT, IN ALL RESPECTS, TO THE TERMS AND PROVISIONS OF THE AGREEMENT, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE.

This Assignment shall be governed by, and construed in accordance with, the laws of the State of Illinois.

UNOFFICIAL COPY

Exhibit A to Schedule C-2-1

1. Mortgage dated February 27, 2014 and recorded March 25, 2014 with the Cook County Recorder of Deeds as Document Number 1408433127, by and between Adams Street, LLC and First Eagle Bank for the properties commonly known as 1532-38 Adams Street, Chicago, Illinois 60607.
2. Assignment of Rents dated February 27, 2014 and recorded March 25, 2014 with the Cook County Recorder of Deeds as Document Number 1408433128, by and between Adams Street, LLC and First Eagle Bank for the properties commonly known as 1532-38 Adams Street, Chicago, Illinois 60607.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

LOT 20 IN WALKER AND LAFLIN'S SUBDIVISION OF BLOCK 8 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 19, 21 AND THE WEST 3 FEET OF LOT 22 IN WALKER AND LAFLIN'S SUBDIVISION OF BLOCK 8 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(S): 17-17-106-023-0000; 17-17-106-024-0000; 17-17-106-025-0000

Commonly Known as: 1532-38 W. Adams Street, Chicago, Illinois 60607

Property of Cook County Clerk's Office