### **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 Altgeld Street Chicago, Illinols 60514

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 rereby acknowledged, Assignor hereby sells, transfers and assigns to Assignee, in respect of the Loans (an defined in the Agreement), the Mortgage and Assignment of Rents identified on Exhibit A stached 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.

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## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, Assignor has executed this Assignment effective as of July 18, 2023.

Assignor:

FIRST EAGLE BANK

Ву: \_\_

Faruk Daudbasic
Senior Vice President

State of Illinois

SS

County of Cook

I, the undersigned, a notary in and for said county, in the State aforesaid DO HEREBY CERTIFY that Faruk Daudbasic, personally known to me to be a Senior Vice President at First Eagle Bank, and is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the this instrument as Senior Vice President of said banking corporation, pursuant to authority given by the bylaws and applicable resolutions, as his free and voluntary act, and as the free and voluntary act and deed of said banking corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 18th day of July. 2023.

NOTARY

My commission expires: とん

"OFFICIAL SEAL"
MICHAL KORNECKI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 08/18/2026

## **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.

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#### **LEGAL DESCRIPTION**

#### PARCEL I:

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 V. Adams Street, Chicago, Illinois 60607