

UNOFFICIAL COPY

Doc#: 2320155107 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/20/2023 10:59 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, Illinois 60611

P.I.N. 17-34-102-045-0000

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.

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

Assignor:

FIRST EAGLE BANK



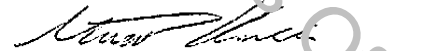
By: _____

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: 8/18/2026



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Exhibit A to Schedule C-2-3

1. Mortgage dated February 12, 2020, and recorded on February 13, 2020 in the Office of the Cook County Recorder as Document No.: 2004417294 by and between District 31 LLC and First Eagle Bank for the property commonly known as 3112 S. Indiana Ave., Chicago, Illinois 60618.
2. Mortgage Amendment recorded April 8, 2021 in the Office of the Cook County Recorder as Document No.: 2109812368 by and between District 31 LLC and First Eagle Bank for the property commonly known as 3112 S. Indiana Ave., Chicago, Illinois 60618.
3. Modification of Mortgage recorded March 24, 2022 in the Office of the Cook County Recorder as Document No.: 2208321040 by and between District 31 LLC and First Eagle Bank for the property commonly known as 3112 S. Indiana Ave., Chicago, Illinois 60618.
4. Modification of Mortgage recorded April 3, 2023 in the Office of the Cook County Recorder as Document No.: 2309340155 by and between District 31 LLC and First Eagle Bank for the property commonly known as 3112 S. Indiana Ave., Chicago, Illinois 60618.
5. Assignment of Rents dated February 12, 2020, and recorded on February 13, 2020 in the Office of the Cook County Recorder as Document No.: 2004417294 by and between District 31 LLC and First Eagle Bank for the property commonly known as 3112 S. Indiana Ave., Chicago, Illinois 60618.
6. Amendment to Assignment of Rents recorded April 8, 2021 in the Office of the Cook County Recorder as Document No.: 2109812368 by and between District 31 LLC and First Eagle Bank for the property commonly known as 3112 S. Indiana Ave., Chicago, Illinois 60618.

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LEGAL DESCRIPTION

LOTS 1, 4, 5, 8, 9, AND 12 IN BLOCK 1 IN C.H. WALKER'S SUBDIVISION OF THAT PART OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 17-34-102-045-0000

Commonly known as: 3112 S. Indiana Avenue, Chicago, Illinois 60616

Property of Cook County Clerk's Office