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Doc# 2335528013 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/21/2023 09:55 AM PG: 1 OF 4

**This Instrument Prepared by:**  
Taylor English Duma, LLP  
1600 Parkwood Circle, Suite 400  
Atlanta, GA 30339

**After Recording Return to:**  
Resort Title Agency, Inc.  
4960 Conference Way North, Suite 100  
Boca Raton, FL 33431

**Send Subsequent Tax Bills to:**  
Association Accounting  
4960 Conference Way North, Suite 100  
Boca Raton, FL 33431

*This space reserved for Recorder's use only.*

**Permanent Real Estate Index Numbers:**  
**Address of Property:**  
17-16-245-028-1001 through 17-16-245-028-1058

395 66/77  
500 South Dearborn Street  
Chicago, Illinois 60605

## PLEDGE AND ASSIGNMENT OF NOTES RECEIVABLE AND TIMESHARE INTEREST MORTGAGES

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, SECOND CITY RESORTS, LLC, an Illinois limited liability company (the "Borrower"), the ("Assignor"), the address of which is 255 E. Brown Street, Suite 300, Birmingham, Michigan 48009, hereby grants, assigns, and transfers to and in favor of CAPITAL ONE, NATIONAL ASSOCIATION, a national banking association ("Assignee"), having an office located at 4445 Willard Avenue, 6<sup>th</sup> Floor, Chevy Chase, Maryland 20815, all of the Assignor's right, title and interest as mortgagee under those certain hereinafter described timeshare interest mortgage(s) (the "Mortgage(s)") and all powers, covenants and provisions herein contained, together with the promissory note(s) secured by such Mortgage(s) (the "Note(s)"), all monies due and to become due on account of such Mortgage(s) and Note(s), and all rights, if multiple Mortgages, accrued or to accrue under such Mortgages and Notes.

Description of Mortgages and Notes assigned hereby:

The applicable Timeshare Interest of an undivided fee simple common ownership interest as tenant-in-common in the applicable Timeshare Unit, in the applicable Week, according to and as defined in the Declaration of Condominium for the Hotel Blake, a Condominium recorded August 23, 2013, in the records of the Cook County Recorder of Deeds as Document No. 1323519050, as amended and supplemented ("Condominium Declaration") and that certain Declaration of Timeshare Plan for The Hotel Blake Timeshare Plan recorded August 23, 2013, in the records of the Cook County Recorder of Deeds as Document No. 1323519052, as amended and supplemented from time to time ("Timeshare Declaration," and together with the Condominium Declaration, collectively the "Declarations"); less and except all oil, gas and mineral rights, more particularly described on Exhibit "A" attached hereto and made a part hereof. Section 16, Township 39N, Range 14.

The Mortgage(s) constitutes a lien on the property and timeshare interest(s) as described therein. The property, the timeshare interest(s) and unit(s) described in the Mortgage(s) refer to specific interests of the mortgagor in the Resort, which are fee simple interests in real property located in the County of Cook, Illinois.

This Pledge and Assignment of Notes Receivable and Timeshare Interest Mortgages has been made and delivered pursuant to the provisions of a Loan and Security Agreement, dated as of February 18, 2014, among the Assignor, the financial institutions party thereto from time to time as lenders (collectively, the "Lenders"), and

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Assignee, as agent on behalf of the Lenders (together with its successors and assigns in such capacity), as it may from time to time be amended.

IN WITNESS WHEREOF, the Assignor has executed this Pledge and Assignment of Notes Receivable and Timeshare Interest Mortgages, effective as of OCTOBER 2, 2023.

EXECUTED IN THE PRESENCE OF:

**SECOND CITY RESORTS, LLC**  
an Illinois limited liability company

*Bertha Vanessa Acosta*  
Signature

Bertha Vanessa Acosta  
Printed Name

*Stephanie G. Beauchamp*  
Signature

Stephanie G. Beauchamp  
Printed Name

By: **BMKG, LLC**,  
a Michigan limited liability company,  
its sole member

By: *Joel Quirk*  
Name: Joel Quirk  
Title: Authorized Agent

STATE OF FLORIDA            )  
  ) SS.  
COUNTY OF PALM BEACH    )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this this 2 day of OCTOBER, 2023, by Joel Quirk, Authorized Agent of **Second City Resorts, LLC**, an Illinois limited liability company, on behalf of the **BMKG, LLC**, a Michigan limited liability company, on behalf of the company. He/she is personally known to me or has produced Driver's License as identification.

(Notary Seal)

*Adam Paige*  
Printed Name: Adam Paige  
Notary Public - State of Florida  
My Commission Expires: 4/22/26  
My Serial Number is: HH218235



**ADAM PAIGE**  
Commission # HH 218235  
Expires April 22, 2026

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**Exhibit A**  
DESCRIPTION OF NOTES RECEIVABLE AND  
TIMESHARE INTEREST MORTGAGES

Contract #	Loan #	Mortgagor 1 Last Name	Mortgagor 1 First Name	Mortgagor 2 Last Name	Mortgagor 2 First Name	Timeshare Unit	Timeshare Period	Timeshare Interest	Original Principal Amount of Note Secured by Mortgage
2866496	2366111	Caldwell	Doyle G			320L	41	F	\$12,720.80
2866505	2366120	Bonaldi Sr	Alfred Ronald	Bonaldi	Pamela L	406L	44	F	\$12,528.00
2866509	2366124	Gassaway	John C	Gassaway	Tracy Robin	110L	22	F	\$10,260.00
2866514	2366129	Schumann	Austin Keith	Schumann	Lura Rae	306S	37	O	\$11,448.00
2866538	2366153	Thiele	Patrick William	Thiele	Peggy	220K; 410L	36; 23	F; F	\$19,204.00
2866542	2366157	Vanderveer	John L	Vanderveer	Mary Ann	301K; 301K; 405J; 414N; 419K; 508G; 516N; 805M	11; 45; 31; 37; 27; 17; 42; 3	F; F; F; F; F; F; F	\$45,477.00
2866546	2366161	Faber	Debra Mary	Murray Jr	Paula Earl	301K; 508G	46; 18	F; F	\$10,260.00
2866844	2366459	Caplinger	Landon R	Wrede Caplinger	Angela M	310I; 401J; 411G; 413G	37; 9; 31; 25	O; O; O; O	\$10,800.00
2866857	2366472	Grimes	Lyndia Darlene	Grimes	David Mark	313H; 403I; 417H; 518H	12; 19; 14; 13	E; E; E; E	\$12,200.00
2866557	2366172	Brown	Patricia E			314K; 324L; 324L; 401J; 401J	21; 46; 47; 37; 43	F; F; F; F	\$36,000.00
								Total	\$180,897.80

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

### PARCEL 1:

THE NORTH ½ OF LOT 27 (EXCEPT THAT PART TAKEN FOR STREET) IN BLOCK 124 IN THE SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE SOUTH ½ OF LOT 27 AND ALL OF LOT 28 AND THE NORTH 10 FEET OF LOT 29 (EXCEPT THAT PART TAKEN FOR STREET) IN SUBDIVISION OF BLOCK 124 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

LOT 6 (EXCEPT THAT PART TAKEN FOR STREET) IN KNIGHTS SUBDIVISION OF LOTS 30, 31 AND 32 IN OGDEN'S SUBDIVISION OF BLOCK 124 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 4:

THE SOUTH 30 FEET OF LOT 29 IN OGDEN'S SUBDIVISION OF BLOCK 124 AFORESAID (EXCEPT PARTS FROM BOTH TRACTS TAKEN FOR OPENING DEARBORN STREET), IN COOK COUNTY, ILLINOIS.

### PARCEL 5:

LOTS 25 AND 26 (EXCEPT THE EAST 35 FEET THEREOF, MORE OR LESS, TAKEN FOR OPENING DEARBORN STREET AND EXCEPT THE NORTH 21 FEET OF LOT 25 TAKEN FOR CONGRESS STREET) IN OGDEN'S SUBDIVISION OF BLOCK 124 IN SCHOOL SECTION ADDITION TO CHICAGO OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

But excluding those portions of the property which have not been subjected to the Declaration of Condominium for Hotel Blake, a Condominium, and including only those portions of the property which are subject to and more particularly described in said Declaration of Condominium for Hotel Blake, a Condominium, recorded August 23, 2013 in the records of the Cook County Recorder of Deeds as Document No. 1323519050, as amended and supplemented from time to time, and in that certain Declaration of Timeshare Plan for The Hotel Blake Timeshare Plan recorded August 23, 2013 in the records of the Cook County Recorder of Deeds as Document No. 1323519052, as amended and supplemented from time to time.