



Doc# 2402345073 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/23/2024 04:18 PM PG: 1 OF 7

RECORDING REQUESTED BY AND  
WHEN RECORDED-MAIL TO:

JPMorgan Chase Bank, N.A.  
Attn: Post Closing  
P O Box 9011  
Coppell, TX 75019-9011

Loan No: 200362526

Chicago Title

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDER'S USE

23009454 ✓  
MEMORANDUM OF ASSUMPTION AGREEMENT

THIS MEMORANDUM OF ASSUMPTION AGREEMENT (this "Memorandum"), is made as of January 4, 2024, by and among the following parties (the "Parties"): 2500 Harrison LLC, a Delaware limited liability company ("Assuming Party"); 1740 W North Shore Inc., an Illinois corporation ("Original Borrower"); and JPMORGAN CHASE BANK, N.A. ("Lender").

This Memorandum is made and recorded to give notice of the following facts and circumstances:

1. Original Borrower obtained the Loan from Lender in the original principal amount of \$3,312,500.00
2. Original Borrower agreed to repay the Loan pursuant to a Promissory Note ("Note") signed by Original Borrower and dated August 28, 2020.
3. Repayment of the Loan is secured by deed of trust or mortgage ("Security Instrument") encumbering the property described therein, signed by Original Borrower, recorded on October 08, 2020 in the official records of Cook County, Illinois as Doc No. 2028244016. The legal description of the property is attached as Exhibit A.
4. The Note, the Security Instrument, and all other documents that evidence or relate to the Loan, are the "Loan Documents".
5. Lender is the owner of the Loan, holder of the Note and the beneficiary or mortgagee of the Security Instrument.

488928643132 v1



S ✓  
P 7  
S ✓  
SC ✓  
INT ✓

# UNOFFICIAL COPY

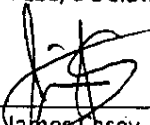
Loan No.: 200362526

- 6. Assuming Party has purchased or is about to purchase, or otherwise has received or is about to receive a transfer of, the Property and pursuant to an assumption agreement ("Agreement") of even date herewith, is assuming all of Original Borrower's obligations to Lender under the Loan Documents.
- 7. This Memorandum is prepared for the purpose of recordation and to give notice of certain of the rights and obligations imposed in the Agreement. It does not constitute an amendment or modification of the Agreement and the failure to mention other rights or obligations contained in the Agreement will have no effect on the validity or enforceability of such rights or obligations.
- 8. The Agreement is incorporated into this Memorandum as if set forth in full herein. This Memorandum is subject to all the terms and conditions of the Agreement. In the event of a conflict between the terms and conditions of the Agreement and the terms and conditions of this Memorandum, the terms and conditions of the Agreement will control.

DATED as of the day and year first above written

**ASSUMING PARTY:**

2500 Harrison LLC, a Delaware limited liability company

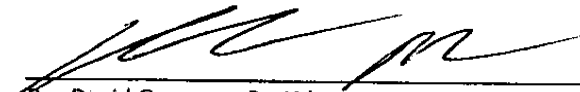



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By: James Casey, Manager

**ORIGINAL BORROWER:**

1740 W North Shore Inc., an Illinois corporation




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By: David Gassman, President



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Loan No.: 200362526

**LENDER:**

JPMORGAN CHASE BANK, N.A.

By: \_\_\_\_\_

Name: URSULA FLORES

Title: Authorized Officer

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387



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State of IL

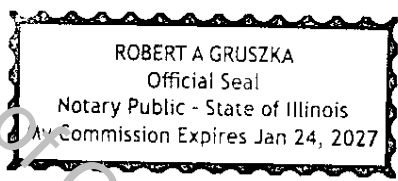
County of Cook

I, Robert A. Gruszka a Notary Public in and for said County and State, do hereby certify that James Casey + David Bassman personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that free signed and delivered the said instrument as free free and voluntary act, for the purposes and therein set forth.

Given under my hand and official seal, this 15 of January 2024

Notary Public \_\_\_\_\_

My commission expires: 1/24/27



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State of ILLINOIS

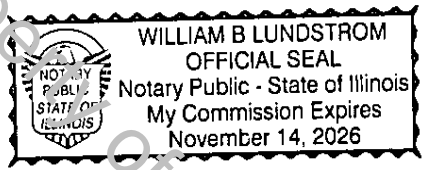
County of COOK

I, William B. Lundstrom a Notary Public in and for said County and State, do hereby certify that David Grassman personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that HE signed and delivered the said instrument as A free and voluntary act, for the purposes and therein set forth.

Given under my hand and official seal, this 17th of JANUARY, 2014.

[Signature]  
Notary Public

My commission expires: 11-14-26



Property of Cook County Clerk's Office

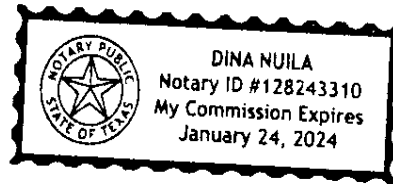
# UNOFFICIAL COPY

State of Texas ) ss.  
County of Tarrant )

On the 8<sup>th</sup> day of January in the year 2024, before me, Dina Nuila, a Notary Public in and for said state, personally appeared Ursula Flores, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the city of Fort Worth and the state of Texas .



Signature of Notary Public



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Loan No.: 200362526

## EXHIBIT A Legal Description

### LEGAL DESCRIPTION

Order No.: 23008454L1

For APN/Parcel ID(s): 11-31-406-012-0000

LOTS 1, 2, 3, 4 AND 5 IN BLOCK 3 IN WILLIAM L. WALLEN'S ADDITION TO ROGERS PARK, SAID ADDITION BEING A SUBDIVISION OF LOTS 2 AND 3 (EXCEPT THE WEST 17 FEET THEREOF CONVEYED TO THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY) IN THE SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

1740-54 W. North Shore Ave, Chicago, IL 60640

