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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/24/2024 1:03 PM

PAGE: 1 OF 5

Parcel ID Numbers on Exhibit A attached

ASSIGNMENT OF SELLER FINANCING PROMISSORY NOTE AND JUNIOR MORTGAGE,

ASSIGNMENT OF RENTS AND SECURITY AGREEMENT

FOR VALUE RECEIVED, HEARTLAND HOUSING, INC. ("Assignor") does hereby assign, set over, transfer and endorse over to AHS WARREN ASHLAND, LLC ("Assignee") without recourse, all of Assignor's right, title, and interest as Lender in, to and under that certain Seller Financing Promissory Note dated April 22, 2019 (the "Promissory Note"), made by Warren Ashland, LP in the original principal amount of \$2,929,993.00.

Assignor further assigns and transfers to Assignee all of Assignor's right title and interest in, to and under that certain Junior Mortgage, Assignment of Rents and Security Agreement (Seller Financing), dated as of April 22, 2019 (the "Mortgage"), given by Warren Ashland, LP as Mortgagor securing the Promissory Note. The Mortgage is filed and recorded with the Cook County Recorder of Deeds as Document Number 1911334093, which created a lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

Assignor hereby covenants and agrees to execute and deliver any and all documents (in recordable form, if requested) necessary or requested by Assignee to assign and transfer the Promissory Note, the Mortgage and any other documents evidencing and/or securing such indebtedness, including, without limitation, such documents to be recorded in the applicable land records as may be necessary or desirable to transfer the Mortgage and the Promissory Note to Assignee.

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Witness the execution hereof the 26th day of April, 2024.

HEARTLAND HOUSING, INC.

By: 

Name: Donald J. Laackman

Title: Authorized Signatory

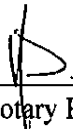
ACKNOWLEDGEMENT

STATE OF Illinois

COUNTY OF Cook

On the 26th day of April, in the year 2024, before me, the undersigned personally appeared Donald J. Laackman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

In witness whereof, I hereunto set my hand and official seal.


Notary Public

My Commission Expires:
3/22/2025



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EXHIBIT A

Legal Description

Property of Cook County Clerk's Office

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PARCEL 1:

LOT 2 (EXCEPT THAT PART THEREOF TAKEN FOR WIDENING ASHLAND AVENUE) AND ALL OF LOTS 3, 4 AND 5 IN LAFLIN AND MATHER'S SUBDIVISION OF THE NORTH PART OF BLOCK "D" IN THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOMETIMES CALLED BLOCK "D" IN WRIGHT'S ADDITION TO CHICAGO AND BEING IN THE SOUTH PART OF LOT 4 IN THE CIRCUIT COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 8 AFORESAID IN COOK COUNTY, ILLINOIS.

For informational purposes only:

Commonly known as 1533 West Warren Boulevard, Chicago, IL 60607;

PIN No. 17-08-332-001, 17-08-332-002, 17-08-332-003 and 17-08-332-004.

PARCEL 2:

THAT PART OF LOT 4 IN CIRCUIT COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING THE INTERSECTION OF THE EAST LINE OF N. ASHLAND AVENUE AS WIDENED, BEING A LINE 67.00 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, WITH THE NORTH LINE OF W. MADISON STREET AS OCCUPIED, BEING A LINE 40.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE NORTH 01 DEGREES 41 MINUTES 34 SECONDS WEST ALONG SAID EAST LINE OF N. ASHLAND AVENUE AS WIDENED, A DISTANCE OF 126.00 FEET TO THE SOUTH LINE OF THE 14.00 FOOT WIDE PUBLIC ALLEY; THENCE NORTH 88 DEGREES 25 MINUTES 28 SECONDS EAST ALONG SAID SOUTH LINE OF THE 14.00 FOOT WIDE PUBLIC ALLEY, A DISTANCE OF 33.00 FEET; THENCE SOUTH 01 DEGREES 41 MINUTES 34 SECONDS EAST PARALLEL WITH SAID EAST LINE OF N. ASHLAND AVENUE AS WIDENED, A DISTANCE OF 126.00 FEET TO SAID NORTH LINE OF W. MADISON STREET AS OCCUPIED; THENCE SOUTH 88 DEGREES 25 MINUTES 28 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 4 IN CIRCUIT COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF N. ASHLAND AVENUE AS WIDENED, BEING

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A LINE 67.00 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, WITH THE NORTH LINE OF W. MADISON STREET AS OCCUPIED, BEING A LINE 40.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE NORTH 88 DEGREES 25 MINUTES 28 SECONDS EAST ALONG SAID NORTH LINE OF MADISON STREET AS OCCUPIED, A DISTANCE OF 33.00 FEET TO A POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 01 DEGREES 41 MINUTES 34 SECONDS WEST PARALLEL WITH SAID EAST LINE OF N. ASHLAND AVENUE AS WIDENED, A DISTANCE OF 126.00 FEET TO THE SOUTH LINE OF THE 14.00 FOOT WIDE PUBLIC ALLEY; THENCE NORTH 88 DEGREES 25 MINUTES 28 SECONDS EAST ALONG SAID SOUTH LINE OF THE 14.00 FOOT WIDE PUBLIC ALLEY, A DISTANCE OF 50.00 FEET; THENCE SOUTH 01 DEGREES 41 MINUTES 34 SECONDS EAST PARALLEL WITH SAID EAST LINE OF N. ASHLAND AVENUE AS WIDENED, A DISTANCE OF 126.00 FEET TO SAID NORTH LINE OF W. MADISON STREET AS OCCUPIED; THENCE SOUTH 88 DEGREES 25 MINUTES 28 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

For informational purposes only:

Parcels 2 and 3 above are commonly known as 3 N. Ashland Avenue and 11 N. Ashland Avenue, Chicago, IL 60607;

PIN No. 17-08-332-008, 17-08-332-011 and 17-08-332-012.