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GROSS POINT

ASSIGNMENT OF LIEN

STATE OF ILLINOIS)
) §.: KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF COOK)

THIS ASSIGNMENT is made between UNIVERSITY REAL ESTATE INVESTORS-80, a California limited partnership, having offices at 1601 LBJ Freeway, Suite 800, Dallas, Texas 75234 (the "Assignor"), and COLONIAL SAVINGS AND LOAN ASSOCIATION, a federal savings and loan association, having an office at 808 Moorfield Park Drive, Suite 300, Richmond, Virginia 23236 (the "Assignee").

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W I T N E S S E T H:

WHEREAS:

A. Assignor is the present legal and equitable owner and holder of the following (described promissory note (the "Note")):

Original principal amount of: \$300,000.00
 Dated: June 18, 1986
 Made by ("Maker"): American National Bank and Trust Company of Chicago, as Trustee for Raybes Investment Co., Ltd.
 Payable to the order of ("Payee"): University Real Estate Investors-80

B. The Note is secured by a certain third mortgage (the "Mortgage") of even date with the Note, which is a lien against the property described on **EXHIBIT A** attached hereto and made a part hereof, and which Mortgage was:

Recorded as: Document 86249826, on June 19, 1986.
 Recorded in: County Clerk's Office of Cook County, Illinois

THIS INSTRUMENT WAS PREPARED BY
 AND SHOULD BE RETURNED TO:

~~STACEY R. LANE, Esq.~~ **LYNE R. MENDOLSON, ESQ.**
~~William S. Friedman,~~
~~1270 Avenue of the Americas~~ **441 Fifth Ave**
~~Suite 1400~~ **5th Floor**
 New York, New York ~~10020~~ **10016**

BOX 888-114

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C. Assignor has agreed to convey to Assignee all of Assignor's interest in the Note, Mortgage and Assignment;

NOW THEREFORE, for good and valuable consideration paid to the Assignor, the receipt and sufficiency of which is hereby acknowledged, the Assignor has TRANSFERRED and ASSIGNED, GRANTED and CONVEYED and by these presents TRANSFERS, ASSIGNS, GRANTS and CONVEYS unto Assignee the Note, Mortgage and Assignment together with all liens, and any superior title, held by the Assignor securing the payment thereof.

I. This Agreement is without recourse, warranty or representation, express or implied, except the Assignor covenants that, as of the date hereof:

(i) Assignor is the owner of the Note with full power to sell and assign the same and has not pledged, sold, assigned, hypothecated or transferred the same.

(ii) There is due and owing on the Note the principal sum of THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000).

(iii) There is presently no accrued and unpaid interest on the principal sum of the Note.

(iv) Maker of the Note has asserted no offset, counterclaim or defense of any kind as regards the Note, the indebtedness evidenced thereby or any other indebtedness described in the Mortgage or Assignment.

(v) Assignor has executed no release, discharge, satisfaction or cancellation of the Note or any part thereof.

(vi) Assignor has executed no release, discharge, satisfaction or cancellation of the Mortgage or Assignment or of any portion of the security described in said Mortgage or Assignment.

(vii) Except as stated in this Agreement, Assignor has executed no instrument of any kind affecting the Note or Mortgage, nor has Assignor executed any instrument of any kind affecting the liability of the Maker of the Note.

(viii) No Event of Default, and to the best of Assignor's knowledge no event, which with the giving of notice or the passage of time or both, has occurred with respect to the Mortgage. To the best of Assignor's knowledge, Maker has no offset against the Note.

(ix) To the best of Assignor's knowledge, the Prior Note and Prior Lien referred to in the Mortgage are not in default.

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(x) To the best of the Assignor's knowledge, the Parking Lease referred to in the Mortgage is not in default.

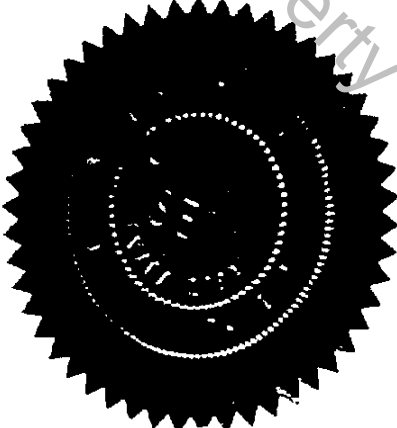
IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed on its behalf, by its duly authorized general partner, as of the 21 day of August, 1987.

ASSIGNOR:

UNIVERSITY REAL ESTATE INVESTORS-80

By: SOUTHMARK INVESTMENT GROUP, INC.,
as General Partner

By: Robert A. Kennedy
Robert A. Kennedy
Vice President



ATTEST: _____

By: Sharon H. Bouten
Assistant Secretary

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COOK COUNTY, ILLINOIS
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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Chicago, Illinois, this _____ day of _____, 20__.

ROBERT W. COOK, Clerk of Cook County, Illinois

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COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST. CHICAGO, ILL. 60602
TEL: 312.603.1000 FAX: 312.603.1001

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STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

I, Debra L Auerbach, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert A. Kennedy, personally known to me to be the Vice President of Southmark Investment Group, Inc., a Nevada corporation in its capacity as general partner of University Real Estate Investors-80, a California limited partnership, and Sharon H. Couture, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation on behalf of the limited partnership, and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, and as the act of said limited partnership.

Given under my hand and official seal this 27 day of August, 1987.

Debra L Auerbach
Notary Public

My commission expires:

9/30/89

DEBRA L AUERBACH
Notary Public State of New York
No. 31-432695
Qualified in New York County

DEBRA L AUERBACH
Notary Public State of New York
No. 31-432695
Qualified in New York County
Commission Expires 9-30-89

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LEGAL DESCRIPTION

PARCEL I:

The North 75.0 feet of Lot 1 in Carl Schnur's Subdivision of part of the Northeast 1/4 and part of the Northwest 1/4 of Section 29, Township 41 North, Range 13, East of the Third Principal Meridian, which lies Westerly of the Westerly right of way line of the Edens Expressway and Easterly of the center line of Cross Point Road (except that part dedicated for public road);

ALSO

Parcel II:

All of Lot 1, all of Lot 2, Lot 3 (except the South 50 feet thereof) and Lot 4 (except the South 50 feet thereof) all in the Subdivision of that part of Lot 1 in Carl Schnur's Subdivision of part of the Northeast 1/4 and part of the Northwest 1/4 of Section 29, Township 41 North, Range 13, East of the Third Principal Meridian which lies Westerly of the Westerly right of way of the Edens Expressway and Easterly of the center line of Cross Point Road (except the North 75.0 feet thereof) according to the plat recorded January 18, 1955 as Document Number 16125363, all in Cook County, Illinois.

Parcel III:

Leasehold Estate created by that certain indenture of lease from The Natural Gas Pipe Line Company of America, A Corporation of Delaware, to Chicago Title and Trust Company, A Corporation of Illinois, as trustee under trust agreement dated February 15, 1968 and known as trust number 51741 dated September 23, 1968 and recorded September 4, 1973 as Document Number 22463337 and as amended by the instrument dated July 16, 1973 and recorded September 4, 1973 as Document Number 22463333 and as further amended and extended by Document 22944831 denising and leasing for a term of years beginning October 1, 1973 and ending September 31, 2020 the following described premises, to wit: The South 50 feet of Lots 3 and 4 in the Subdivision of that part of Lot 1 in Carl Schnur's Subdivision of part of the Northeast 1/4 and part of the Northwest 1/4 of Section 29, Township 41 North, Range 13, East of the Third Principal Meridian, which lies Westerly of the Westerly right of way line of Edens Expressway and Easterly of the center line of Cross Point Road (except the North 75.0 feet thereof) in Cook County, Illinois.

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EXHIBIT A

B.C.O. }
 10-29-208-009 201 7855 Grosse Point Rd
 10-29-208-011 201 ✓
 10-29-208-012 201 Skokie
 015 Lt. 3-50' W.
 016 Lt. 3-55' S.
 017 Lt. 4 N. 83' Dan.
 018 Lt. 4 S. 50'

B.P.O. {

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