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STATE OF ILLINOIS
DEPARTMENT OF REVENUE

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C. The Note is additionally secured by an Assignment of Leases, Rents and Profits (the "Assignment") of even date with the Note, which Assignment was:

Recorded as: Document 86249827, on June 19, 1986;

D. 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 TWO MILLION TWO HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$2,225,000).

(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, Mortgage or the Assignment nor has Assignor executed any instrument of any kind affecting the liability of the Maker of the Note.

(viii) Assignor has collected no escrow deposits under the Mortgage except \$10,985.88 for ad valorem taxes, insurance premiums and assessments.

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(ix) 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.

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

(xi) 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 31 day of March, 1987.

ASSIGNOR: UNIVERSITY REAL ESTATE INVESTORS-80

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



By: Robert A. Kennedy
Vice President

[CORPORATE SEAL]

ATTEST: _____

By: Sharon H. Couture
Assistant Secretary

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01/01/2010

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01/11/2011

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 11th day of January, 2011.

By your Honor, _____

Justices



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01/11/2011

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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 16125365, 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 22463837 and as amended by the instrument dated July 16, 1973 and recorded September 4, 1973 as Document Number 22463838 and as further amended and extended by Document 22944851 devising 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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10-29-208-009 JJBEO

7855 Crosspoint Road.

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