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ASSIGNMENT OF RENTS AND LEASES UNDER MORTGAGE

THIS ASSIGNMENT is made as of January 1, 1988, by INA LIFE INSURANCE COMPANY, a California corporation (hereinafter sometimes referred to as "Assignor" or "INA," as the context may require) to CONNECTICUT GENERAL LIFE INSURANCE COMPANY, a Connecticut corporation (hereinafter sometimes referred to as "Assignee" or "CG," as the context may require).

W I T N E S S E T H:

WHEREAS, CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation, not personally or individually, but as Trustee under Trust Agreement dated June 4, 1971, and known as Trust Number 57420 ("CT&T") made a certain Assignment of Rents dated June 1, 1972 ("Assignment of Rents") which Assignment of Rents was recorded June 27, 1972 in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 21953702 whereby CT&T assigned to H.F. PHILIPSBORN & COMPANY, an Illinois corporation ("PHILIPSBORN"), all CT&T's right, title and interest in all rents, issues and profits relating to certain real estate situated in Cook County,

This instrument prepared by
and after recording return to:

David B. Yelin
Jenner & Block
One IBM Plaza
Chicago, IL 60611

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Illinois, and more particularly described in Exhibit A attached hereto; and

WHEREAS, CT&T entered into a certain Assignment of Lessor's Interest In Leases dated November 1, 1973 ("Assignment of Leases") which Assignment of Leases was recorded November 15, 1973 in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 22546535 whereby CT&T assigned to PHILIPSBORN all CT&T's interest in and to certain leases relating to the property more particularly described in Exhibit A attached hereto; and

WHEREAS, PHILIPSBORN made a certain Assignment of Real Estate Mortgage and Assignment of Assignment of Rents and Assignment of Assignment of Leases dated November 15, 1973, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 22546536 whereby PHILIPSBORN assigned to CG and CONNECTICUT GENERAL MORTGAGE AND REALTY INVESTMENTS, a voluntary association established under the laws of the Commonwealth of Massachusetts, ("CGM") (as their respective interests may appear) all of PHILIPSBORN's interest in the Assignment of Rents and Assignment of Leases; and

WHEREAS, CT&T entered into a certain Assignment of Lessor's Interest In Certain Unrecorded Leases dated October 1, 1975 ("Assignment of Unrecorded Leases"), and recorded December 23, 1975 in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 23333983 whereby CT&T assigned to CG and CGM (as their respective interests may

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appear) all of CT&T's interest in and to certain leases relating to the property described in Exhibit A attached hereto; and

WHEREAS, CT&T made a certain Assignment of Rents dated November 6, 1978 ("Second Assignment of Rents") which Second Assignment of Rents was recorded November 14, 1978 in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 24716318 whereby CT&T assigned to CG and CGM, as their interests may appear, all of the rents, earnings, income issues and profits of and from the property described in Exhibit A attached hereto; and

WHEREAS, CT&T made a certain Assignment of Leases dated November 13, 1978 ("Second Assignment of Leases") which Second Assignment of Leases was recorded November 14, 1978 in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 24716319 whereby CT&T assigned to CG and CGM, as their interests may appear, all CT&T's right, title and interest as Lessor in and to certain leases relating to the property more particularly described in Exhibit A attached hereto; and

WHEREAS, CGM changed its name to 745 PROPERTY INVESTMENTS; and

WHEREAS, 745 PROPERTY INVESTMENTS and INA made an Assignment of Assignment of Rents and Leases Under Mortgage dated August 23, 1983, and recorded September 13, 1983 in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 26774355 whereby 745 PROPERTY INVESTMENTS

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assigned all of its rights, titles, and interests and privileges in, to and under the Assignment of Rents, the Assignment of Leases, the Assignment of Unrecorded Leases, the Second Assignment of Rents, and the Second Assignment of Leases to INA.

NOW, THEREFORE, FOR VALUE RECEIVED, receipt of which is hereby acknowledged, Assignor hereby sells, assigns, transfers and conveys to Assignee all of Assignor's rights, titles, interests and privileges in and to (i) the Assignment of Rents, the Assignment of Leases, the Assignment of Unrecorded Leases, the Second Assignment of Rents, and the Second Assignment of Leases relating to the real property described in Exhibit A attached hereto and made a party hereof and (ii) any and all other documents or instruments, together with any amendments or modifications thereto, evidencing, securing or otherwise relating to the First Mortgage Notes or the Second Mortgage Notes or the indebtedness evidenced thereby or relating to the instruments described in clause (i) aforesaid, to have and to hold the same unto Assignee, its successors and assigns, forever.

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to have and hold the same unto Assignee, its successors and assigns, forever.

Dated this 28th day of April, 1988.

ASSIGNOR:

INA LIFE INSURANCE COMPANY

By CIGNA Investments, Inc.

ATTEST:

BY Geraldine J. O'Coin
Its Geraldine J. O'Coin,
Assistant Secretary

BY John G. Eisele
Its John G. Eisele, Assistant
Vice President

The Assignee hereby accepts the foregoing Assignment.

ASSIGNEE:

CONNECTICUT GENERAL LIFE INSURANCE
COMPANY

By CIGNA Investments, Inc.

ATTEST:

BY Geraldine J. O'Coin
Its Geraldine J. O'Coin,
Assistant Secretary

BY John G. Eisele
Its John G. Eisele, Assistant
Vice President

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STATE OF CONNECTICUT)

COUNTY OF HARTFORD)

SS. Bloomfield

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that John G. Eisele personally known to me to be the Assistant Vice President of the CIGNA Investments, Inc., a Delaware corporation, and Geraldine J. O'Coin, 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 as such Assistant Vice President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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.

Given under my hand and official seal, this 28th day of April, 1988.

Commission expires:

March 31, 1992.

Carolyn W. Arnold
Notary Public
Carolyn W. Arnold

Cook County Clerk's Office

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STATE OF CONNECTICUT)
) SS. Bloomfield
COUNTY OF HARTFORD)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that John G. Eisele personally known to me to be the Assistant Vice President of the CIGNA Investments, Inc., a Delaware corporation, and Geraldine J. O'Goin, 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 as such Assistant Vice President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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.

Given under my hand and official seal, this 28th day of April, 1988.

Commission expires:
March 31, 1992.

Carolyn W. Arnold
Notary Public
Carolyn W. Arnold

STATE RECORDING 527 40
FILED FROM 0493 05/02/88 13 04 60
HARTFORD CT 06110 11/12/87
CLERK OF SUPERIOR COURT

27 Mail

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Exhibit A

PARCEL 1:

LOTS 1 AND 6 IN LINCOLN MALL, BEING A SUBDIVISION OF PART OF THE SOUTH WEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 20, 1972 AS DOCUMENT 21840371 IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE RECIPROCAL AND NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, PARKING OF VEHICLES, PASSAGE AND ACCOMMODATION OF PEDESTRIANS, THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION AND REMOVAL OF STORM AND SANITARY SEWERS, WATER LINES AND GAS MAINS, ELECTRICAL POWER LINES, TELEPHONE LINES AND OTHER UTILITY LINES, STORM WATER RETENTION BASIN, FIRE PROTECTION WATER STORAGE TANK AND PUMP HOUSE FACILITIES, THE CONSTRUCTION, RECONSTRUCTION, ERECTION AND MAINTENANCE OF COMMON FOUNDATIONS, FOOTINGS, SUPPORTS, CANOPIES, ROOFS, BUILDING AND OTHER OVERHANGS, AWNINGS, ALARM BELLS, SIGNS, LIGHTS AND LIGHTING DEVICES, UTILITY VAULTS AND OTHER SIMILAR APPURTENANCES, AND FOR THE PURPOSE OF THE DEVELOPMENT AND CONSTRUCTION OR RECONSTRUCTION OF IMPROVEMENTS, CREATED AND GRANTED AS APPURTENANCES TO THE AFOREDESCRIBED PARCEL 1, ALL CREATED, DEFINED AND LIMITED BY THAT CERTAIN RECIPROCAL CONSTRUCTION OPERATION AND EASEMENT AGREEMENT DATED MARCH 7, 1972 AND RECORDED ON MARCH 24, 1972 AS DOCUMENT 21846183 BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 4, 1971 AND KNOWN AS TRUST NUMBER 57420, CARSON PIRIE SCOTT AND COMPANY, A DELAWARE CORPORATION, J. C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION, MONTGOMERY WARD DEVELOPMENT CORPORATION, A DELAWARE CORPORATION AND WIEBOLDT STORES, INC., AN ILLINOIS CORPORATION, IN, ON, OVER, UPON AND UNDER LOTS 2, 3, 4, AND 5 IN LINCOLN MALL SUBDIVISION AFORESAID AS SHOWN ON THE PLOT PLAN ATTACHED TO SAID RECIPROCAL CONSTRUCTION OPERATION AND EASEMENT AS AMENDED AND MODIFIED BY THAT CERTAIN EASEMENT RELOCATION AGREEMENT, FIRST AMENDMENT TO TOTAL SITE AGREEMENT AND HIGHWAY EASEMENT REVOCATION AND DRAINAGE GRANT EASEMENT, RECORDED ON SEPTEMBER 9, 1977 IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS AS DOCUMENT 24099069

PARCEL 3:

THE RECIPROCAL AND NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AND FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION AND REMOVAL OF STORM AND SANITARY SEWERS, WATER LINES AND GAS MAINS, ELECTRICAL POWER LINES, TELEPHONE LINES AND OTHER UTILITY LINES, CREATED AND GRANTED AS APPURTENANCES TO THE AFOREDESCRIBED PARCEL 1, ALL CREATED, DEFINED AND LIMITED BY THAT CERTAIN TOTAL SITE AGREEMENT DATED MARCH 7, 1972 AND RECORDED MARCH 24, 1972 AS DOCUMENT 21846182 BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 4, 1971 AND KNOWN AS TRUST NUMBER 57420, CARSON PIRIE SCOTT AND COMPANY, A DELAWARE CORPORATION, J. C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION, MONTGOMERY WARD DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, WIEBOLDT STORES, INC., AN ILLINOIS CORPORATION, AND CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST

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AGREEMENT DATED JULY 30, 1971 AND KNOWN AS TRUST NUMBER 57866, IN, ON, OVER, UPON AND UNDER LOTS 2, 3, 4, 5, 8, 9, 10, 11 AND 12 IN LINCOLN MALL SUBDIVISION AFORESAID AS SHOWN ON THE PLOT PLAN ATTACHED TO THE SAID TOTAL SITE AGREEMENT. AS AMENDED AND MODIFIED BY THAT CERTAIN EASEMENT RELOCATION AGREEMENT, FIRST AMENDMENT TO TOTAL SITE AGREEMENT AND HIGHWAY EASEMENT REVOCATION AND DRAINAGE GRANT EASEMENT, RECORDED ON SEPTEMBER 9, 1977 IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK COUNTY, ILLINOIS AS DOCUMENT 24099069

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT FROM ARCO PIPE LINE COMPANY, A CORPORATION OF DELAWARE, DATED MARCH 22, 1973 AND RECORDED MAY 14, 1973 AS DOCUMENT 22323290 FOR INGRESS AND EGRESS, CONSTRUCTION OF ROADWAYS, FOR STORM SEWERS, AND WATER LINES, AS DESCRIBED IN SAID INSTRUMENT, ON AND OVER AND THROUGH THE WEST 50 FEET OF THE EAST 125 FEET (EXCEPT THE NORTH 522.72 FEET AND EXCEPT THE RAILROAD RIGHT OF WAY) OF THE SOUTH WEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT FROM NATURAL GAS PIPELINE COMPANY OF AMERICA, A CORPORATION OF DELAWARE, DATED MAY 23, 1973 AND RECORDED AUGUST 27, 1973 AS DOCUMENT 22443133 FOR INGRESS AND EGRESS, CONSTRUCTION OF ROADWAYS, FOR STORM SEWERS AND WATER LINES, AS DESCRIBED IN SAID INSTRUMENT, ON AND OVER AND THROUGH THE EAST 75 FEET OF THE NORTH WEST 1/4 AND THE EAST 75 FEET OF THAT PART OF THE SOUTH WEST 1/4 LYING NORTH OF THE MICHIGAN CENTRAL RAILROAD, ALL IN SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 6

LOTS 20, 21 (EXCEPT THE NORTH 40 FEET OF THE WEST 100 FEET OF SAID LOT 21) AND LOT 22 IN BLOCK 2 IN MATTESON FARMS, A SUBDIVISION IN THE WEST HALF OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 411 North Business Center Drive
Mt. Prospect, IL

<u>Permanent Tax Identification Number:</u>	<u>Volume:</u>
31-22-300-003-0000	179
31-22-300-005-0000	179
31-22-300-022-0000	179
31-22-300-023-0000	179
31-22-300-024-0000	179
31-22-300-025-0000	179
31-22-300-026-0000	179
31-22-300-027-0000	179
31-22-300-034-0000	179
31-22-300-035-0000	179
31-22-300-036-0000	179
31-22-300-039-0000	179
31-22-300-040-0000	179
31-22-300-042-0000	179
31-22-300-043-0000	179
31-22-300-044-0000	179
31-22-300-045-0000	179
31-22-400-030-0000	179

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