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After Recording, Please Return To:
Jason D. Bowman, Esquire
Textron Financial Corporation
2030 Washington Road, Suite 233
Pittsburgh, PA 15241



90087117

This instrument was prepared by:
Shelley L. Dunck, Esq.
Skadden, Arps, Slate,
Meagher & Flom
333 W. Wacker Drive
Chicago, Illinois 60606

STATE OF ILLINOIS) ASSIGNMENT OF REAL ESTATE MORTGAGE,
) ASSIGNMENT OF RENTS, SECURITY
COUNTY OF COOK) AGREEMENT AND FIXTURE FILING

This Assignment (the "Assignment") of Real Estate Mortgage, Assignment of Rents, Security Agreement and Fixture Filing (the "Mortgage") dated December 14, 1989, among Signal Capital Corporation, a Delaware corporation, having a mailing address at Liberty Lane, Hampton, New Hampshire 03840 ("Assignor") and Textron Financial Corp. a Delaware corporation, having a mailing address at 10 Dorrance Street, Providence, Rhode Island 02940 ("Assignee").

WHEREAS, Assignor and Assignee have entered into that certain Asset Purchase Agreement (the "Agreement") dated as of December 6, 1989;

WHEREAS, pursuant to the Agreement, Assignor agrees to assign to Assignee that certain Mortgage dated as of December 28, 1988, granted to Assignor by Chicago City Bank and Trust Company, as Trustee under Trust Agreement dated December 14, 1982 and known as Trust No. 10991 ("Mortgagor"), to secure, inter alia, the performance and observance by Mortgagor of Mortgagor's obligations under that certain note in the original principal amount of \$6,750,000.00 (the "Note");

WHEREAS, the Mortgage encumbers the real property described and set forth in Exhibit A attached hereto and made a part hereof; and

WHEREAS, the Mortgage is recorded in Official Record as Document No. 88601555 in the office of the Clerk of Circuit Court of Cook County, State of Illinois.

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, Assignor does hereby grant, bargain, sell, assign, transfer and set

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DEPARTMENT OF
CLERK OF COURT
COURT HOUSE
CHICAGO, ILLINOIS
60601

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11/19/82

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over unto Assignee all of its right, title and interest in and to the Mortgage and the Note secured thereby, and all other documents which evidence or secure mortgagor's obligations under the Note, together with all moneys now owing or that may hereafter become due or owing in respect thereof, with interest from the date hereof and the full benefit of all the powers and all of the covenants therein contained.

To have and to hold the Mortgage and Note unto Assignee forever.

Assignee has released and forever discharged Assignor, its affiliates and their respective successors, assigns, directors, employees, officers and agents from certain claims, liabilities and obligations under or relating to the Mortgage and Note all as expressly provided in the Agreement and Instrument of Assumption between the parties hereto of an even date herewith.

This Assignment shall extend to and be binding upon the heirs, legal representatives, successors and assigns of the respective parties named herein.

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IN WITNESS WHEREOF, the Assignor and Assignee have hereunto caused this instrument to be executed and their corporate seals to be hereto affixed the day and year first above written.

ASSIGNOR:

Signal Capital Corporation,
a Delaware corporation
(corporate seal)

By: [Signature]
Its: Vice President
GARY HULL
Type or Print Name

WITNESSES:

[Signature]
S. ACKERMAN
Type or Print Name
[Signature]
LIT MARICE
Type or Print Name

Attest: [Signature]
Its: Asst Secretary
BURT WILLIAMSON
Type or Print Name

ASSIGNEE:

Textron Financial Corp.,
a Delaware corporation
(corporate seal)

By: [Signature]
Its: VP
[Signature]
Type or Print Name

WITNESSES:

[Signature]
CAROL WALTERS
Type or Print Name
[Signature]
OLIVE MARCUM
Type or Print Name

Attest: [Signature]
Its: Asst Secretary
Susan D. Bowman
Type or Print Name

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Exhibit "A"

THE LAND COVERED BY THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 6 (EXCEPT THE WEST 18 FEET 8 INCHES THEREOF), LOTS 7, 8 AND THE WEST 1 FOOT 4 INCHES OF LOT 9 IN BLOCK 1 IN CRYER'S STATE STREET ADDITION, A SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 91 THROUGH 104, 4, AND 3 (EXCEPT THE NORTH 60 FEET THEREOF) IN M. M. DOWN'S ADDITION TO CALUMET CITY, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 2 THROUGH 14, LOTS 17, 18, 20, 21, 22, 10A, 11A AND 12A IN M. M. DOWN'S FIRST ADDITION BEING A SUBDIVISION OF LOT 1 IN M. M. DOWN'S ADDITION TO CALUMET CITY, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 107 AND THE EAST 20 FEET OF LOT 106 IN M. M. DOWN'S ADDITION TO CALUMET CITY, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE NORTH 20 FEET OF LOT 131 AND ALL IN LOT 130 IN M. M. DOWN'S ADDITION TO CALUMET CITY, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOTS 1 AND 19 IN M. M. DOWN'S ADDITION BEING A SUBDIVISION OF LOT 1 IN M. M. DOWN'S FIRST ADDITION TO CALUMET CITY, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THE NORTH 60 FEET OF LOT 3 IN M. M. DOWN'S ADDITION TO CALUMET CITY, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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COMMONWEALTH
STATE OF PENNSYLVANIA)
) SS
COUNTY OF ALLEGHENY)

I, Cathy A. Mariskanish, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT O. Lewis Humphrey, personally known to me to be the Vice President of Textron Financial Corp., and Susan D. Bowman, personally known to be 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 knowledge that as such Vice President and assistant secretary, respectively, of said corporation they signed and delivered the said instrument pursuant to proper 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.

GIVEN under my hand and notarial seal this 18th day of December, 1989.

Cathy A. Mariskanish
Notary Public
Cathy A. Mariskanish
(SEAL)

My Commission expires:

NOTARIAL SEAL
CATHY A. MARISKANISH, NOTARY PUBLIC
PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES DEC 2, 1991

The Official Notary Seal of the State of Pennsylvania

DEPT-01 RECORDING \$17.00
TW5555 TRAN 7423 02/23/90 10:18:00
#3762 WE *-90-087117
CLOCK COUNTY RECORDER

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1700

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