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ASSIGNMENT AND ASSUMPTION OF MORTGAGE

This Agreement is made as of the 30th day of March, 1992, by and between RETA-Chicago, Inc., a Delaware corporation ("RETA-Chicago"), and Brookfield Retail Centers Inc., a Minnesota corporation ("Brookfield Retail").

WITNESSETH

WHEREAS, by a Mortgage and Security Agreement dated October 13, 1988, filed of record October 20, 1988 in the Cook County Recorder's Office as Document No. 88482273, as amended by Amendment to Mortgage and Security Agreement dated as of November 30, 1990, filed of record April 23, 1991 in the Cook County Recorder's Office as Document No. 91185320 (collectively, the "Mortgage"), Chicago Place Partnership, an Illinois general partnership ("Chicago Partnership"), did grant a Mortgage to RETA-Chicago on certain property located in Cook County, Illinois, described on Exhibit A attached hereto (the "Property");

WHEREAS, RETA-Chicago desires to assign all of its rights and obligations under the Mortgage to Brookfield Retail;

WHEREAS, Brookfield Retail desires to assume all of RETA-Chicago's rights and obligations under the Mortgage;

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RETA-Chicago hereby assigns to Brookfield Retail, without recourse, warranty or representation of any kind or nature, all of its right, title and interest in and to the Mortgage;

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2. Brookfield Retail hereby assumes all of the obligations, duties and covenants of RETA-Chicago under the Mortgage;

3. This Agreement inures to the benefit of and is binding upon the successors and assigns of each of the parties hereto; and

4. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

RETA-CHICAGO, INC.

By [Signature]
Name John S. Maddy
Title President

By [Signature]
Name Thomas A. Nye
Title Vice President

BROOKFIELD RETAIL CENTERS INC.

By [Signature]
Name Harlan E. Engelmann
Title Vice President

By [Signature]
Name Edwin B. Nordholm
Title Assistant Secretary

STATE OF New York)
) ss.
COUNTY OF New York)

JUDITH HEICHELHEIM
Notary Public, State of New York
No. 155825
New York County
1993

The foregoing instrument was acknowledged before me this 29th day of March, 1992, by Harlan E. Engelmann and Edwin B. Nordholm, the Vice President and Assistant Secretary, respectively, of Brookfield Retail Centers Inc., a Minnesota corporation, on behalf of the corporation.

[Signature]
Notary Public

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STATE OF New York
COUNTY OF New York) SS.

MATTHEW G. KOVAC
Notary Public, State of New York
No. 31-4991337
Qualified in New York County
Commission Expires Feb. 3, 1994

The foregoing instrument was acknowledged before me this 29th day of March, 1992, by John S. Moody and Thomas A. Nye, the President and Vice President, respectively, of RETA-Chicago, Inc., a Delaware corporation, on behalf of the corporation.

Matthew G. Kovac
Notary Public

THIS INSTRUMENT WAS DRAFTED BY (and after recording return to)

Faegre & Benson (CEK)
2200 Norwest Center
90 South Seventh Street
Minneapolis, MN 55402
Phone: (612) 335-3000
MRR00A4E.WPS

Property of Cook County Clerk's Office

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EXHIBIT A

LAND

Parcel 1:

Lot 1 in Chicago Place Resubdivision of the land, property and space within Block 46 (except the East 75.0 feet thereof) in Kinzie's Addition to Chicago in the North 1/2 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 3 and 4 (excepting all improvements from said lots as conveyed in the deed from Chicago Place Partnership to BCED-Illinois Resources Inc. recorded as Document 90 512 154; in the deed from BCED-Illinois Resources Inc. to Post and Powell Corporation recorded as Document Number 90 512 155; in the Deed from Post and Powell Corporation to Saks and Company recorded as Document Number 90 512 156; and in the deed from Saks and Company to Win Merger, Inc. recorded as Document Number 91 001 574) in Chicago Place Resubdivision of the land, property and space within Block 46 (except the East 75.0 feet thereof) in Kinzie's Addition to Chicago in the North 1/2 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

Easements appurtenant to and for the benefit of Parcels 1 & 2 as set forth in Article III of the Easement and Operating Agreement recorded October 5, 1990 as Document Number 90487310 made by and between Chicago Place Partnership, an Illinois corporation, LaSalle National Trust, N.A., successor to LaSalle National Bank as Trustee under Trust Agreement dated July 1, 1986 and known as Trust Number 111297, 700 Michigan Tower Partnership, an Illinois partnership, Saks & Company, a New York corporation and Post & Dowell Corporation, a California corporation.

Permanent Real Estate Index Numbers:

17-10-105-013, 17-10-105-015, 17-10-105-016

Property Address:

700 N. Michigan Avenue
Chicago, IL 60611

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