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ROYAL ABSTRACT CORP.

225 BROADWAY
NEW YORK, N. Y. 10007
TEL: (212) 962-7900

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

Asset 9
Pool 2

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MORTGAGE ASSIGNMENT

RESOLUTION TRUST CORPORATION, acting solely in its capacity as Receiver for Home Federal Savings Association of Kansas City, 801 17th Street, N.W., Washington, D.C. 20036 ("Assignor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby absolutely sells, transfers, assigns, delivers, sets-over and conveys to CHEQUERS INVESTMENT ASSOCIATES II, a Texas general partnership, c/o Ashford Financial Corporation II, Pacific Center 1, 14180 Dallas Parkway, Suite 700, Dallas, Texas 75240 ("Assignee"), without recourse to Assignor and without representation or warranty by Assignor, expressed or implied:

- (i) The mortgage or deed of trust loan identified on Exhibit A attached hereto and secured by that certain parcel of real property legally described on Exhibit C attached hereto (the "Mortgage Loan"), including the promissory note(s) evidencing, and all liens and security interests securing, the payment of the Mortgage Loan;
- (ii) all documents and instruments evidencing, securing or relating to the Mortgage Loan, including without limitation, the beneficial interest or mortgagee's interest under the mortgage or deed of trust, and any other documents recorded in the real property or chattel records of the jurisdiction in which the real property or personal property securing such Mortgage Loan is located (to which records reference is made for all purposes), as such documents are more particularly described and referenced on Exhibit B attached hereto; and (iii) Assignor's transferable right, title and interest in any other documents, agreements, instruments, letters of credit, certificates of deposit, escrows, financing statements, accounts, guarantees and mortgagee policies of title insurance relating to the Mortgage Loan (collectively the "Assigned Property").

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This Mortgage or Deed of Trust Assignment shall also acknowledge the assignment, transfer and conveyance to the Assignor of all transferable right, title and interest of Resolution Trust Corporation as Receiver for Home Savings Association of Kansas City, F.A. and Conservator for Home Federal Savings Association of Kansas City in and to the Assigned Property described above, including, without limitation, the mortgage or deed of trust and promissory note(s).

TO HAVE AND TO HOLD the Mortgage Loan and Assigned Property, together with all and singular rights and privileges to any extent belonging unto Assignee, its successors and assigns, forever.

DATED: May 11, 1993

WITNESS:

Hector Willem

Name: Hector Willem

[Signature]

Name: [Signature]

RESOLUTION TRUST CORPORATION ACTING SOLELY IN ITS CAPACITY AS RECEIVER FOR HOME SAVINGS ASSOCIATION OF KANSAS CITY, F.A., AND CONSERVATOR AND RECEIVER FOR HOME FEDERAL SAVINGS ASSOCIATION OF KANSAS CITY

By: [Signature]
Name: DIANE D. CRAWFORD
Title: Attorney-in-Fact

This document was prepared by:

WILLEMS & MERCADO
21 East 40th Street
16th Floor
New York, New York 10016

Mail To:

Royal Andrew Corp
225 Broadway
NY, NY, 10007

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The undersigned, Clerk of Cook County, Illinois, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk's Office, Cook County, Illinois, and that the same is a true and correct copy of the original as the same appears in the records of the County Clerk's Office, Cook County, Illinois.

Witness my hand and the seal of said County Clerk's Office, at Chicago, Illinois, this _____ day of _____, 20____.

Clerk of Cook County, Illinois

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Illinois
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STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

I, Nancy R. Bostwick a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Diane D. Crawford, the Attorney-in-Fact for the Resolution Trust Corporation, an instrumentality of the United States, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Attorney-in-Fact, appeared before me this day in person and acknowledged that she signed and delivered said instrument as such Attorney-in-Fact of said corporation, as her own free and voluntary act and as the free and voluntary act of the corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 11th day of May 1993.

NANCY R. BOSTWICK
Notary Public, State of New York
No. 43-4917932
Qualified in Richmond County
Certificate Filed in New York County
Commission Expires Nov. 23, 19..

Nancy R. Bostwick
Notary Public

My Commission Expires:

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COMMISSION EXPIRES NOV. 15, 1990
COUNTY CLERK OF COOK COUNTY
JAMES J. COUGHLIN
100 W. WASHINGTON ST.
CHICAGO, ILL. 60601

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Pool 2

Exhibit A

Promissory Note, dated November 12, 1987, executed by Palatine National Bank, as Trustee Under Trust Agreement dated September 8, 1978, a/k/a Trust No. 2753 and Si H. Stern, in favor of Home Savings Association of Kansas City, F.A., in the original principal amount of \$7,500,000;

Mortgage dated as of November 12, 1987, from Palatine National Bank, as Trustee Under Trust Agreement dated September 8, 1978, a/k/a Trust No. 2753, to Home Savings Association of Kansas City, F.A. recorded on February 26, 1988, in the Office of the registrar of titles for Cook County, State of Illinois, as Document No. LR3690079.

Modification Agreement, dated as of August 29, 1989, among Palatine National Bank, as Trustee Under Trust Agreement dated September 8, 1978, a/k/a Trust No. 2753, Si H. Stern as sole beneficiary of said Trust Number 2753, Si H. Stern as guarantor and Home Savings Association of Kansas City, F.A., and filed with the Office of the Registrar of titles for Cook County, State of Illinois, on November 7, 1989, as Document No. LR3838364.

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1/10/98

1. The first of the above-mentioned items is a copy of the
minutes of the meeting of the Board of Directors of the
Cook County Board of Supervisors, dated 1/10/98, at which
the Board of Supervisors adopted a resolution to amend the
Cook County Code of Ordinances, Chapter 1-10, to read as follows:

Section 1-10-010. The Board of Supervisors hereby approves
the amendments to the Cook County Code of Ordinances, Chapter 1-10,
as set forth in the attached exhibit, and the Board of Supervisors
is authorized to execute and file with the Cook County Clerk's Office
the necessary instruments to carry out the intent of this resolution.

2. The second of the above-mentioned items is a copy of the
minutes of the meeting of the Board of Supervisors, dated 1/10/98,
at which the Board of Supervisors adopted a resolution to amend the
Cook County Code of Ordinances, Chapter 1-10, to read as follows:
The Board of Supervisors hereby approves the amendments to the
Cook County Code of Ordinances, Chapter 1-10, as set forth in the
attached exhibit, and the Board of Supervisors is authorized to execute
and file with the Cook County Clerk's Office the necessary instruments
to carry out the intent of this resolution.

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Exhibit B

Collateral Assignment of Leases and Rents, dated as of November 12, 1987 from Palatine National Bank, as Trustee Under Trust Agreement dated September 8, 1978, a/k/a Trust No. 2753 and Si H. Stern to Home Savings Association of Kansas City F.A., recorded on February 26, 1988 in the office of the registrar of titles for Cook County, State of Illinois, as Doc. LR3690080.

All relevant Uniform Commercial Code Financing Statements and filings.

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007426518 D1
STREET ADDRESS: 1550 ROSELLE ROAD
CITY: SCHAUMBURG COUNTY: COOK
TAX NUMBER: 07-10-300-006-0000

LEGAL DESCRIPTION:

PARCEL A: THE SOUTH 270.0 FEET OF THE EAST 717.86 FEET, EXCEPT THE EAST 60.0 FEET THEREOF, ALL AS MEASURED AT RIGHT ANGLES TO THE SOUTH AND EAST LINES THEREOF, OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPT THAT PART TAKEN FOR ROSELLE ROAD PER DOCUMENTS RECORDED JULY 5, 1988 AS DOCUMENT 88294491 AND AS DOCUMENT 88294494)

PARCEL B: THE NORTH 10.0 FEET OF THE SOUTH 280.0 FEET OF THE EAST 717.86 FEET, EXCEPT THE EAST 60 FEET THEREOF, ALL AS MEASURED AT RIGHT ANGLES TO THE SOUTH AND EAST LINES THEREOF, OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPT THAT PART TAKEN FOR ROSELLE ROAD PER DOCUMENTS RECORDED JULY 5, 1988 AS DOCUMENT 88294491 AND AS DOCUMENT 88294494)

PARCEL C: NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND FOR THE PURPOSE OF CONNECTING INTO AND UTILIZING EXISTING UTILITY FACILITIES, INCLUDING DRAINAGE EASEMENTS OR FACILITIES, IN FAVOR OF PARCELS A AND B AFORESAID, AS CREATED BY EASEMENT AGREEMENT DATED FEBRUARY 16, 1988 AND FILED FEBRUARY 26, 1988 AS DOCUMENT LR3690077 MADE BY AND BETWEEN THE BANK OF ELK GROVE AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 28, 1978 AND KNOWN AS TRUST NUMBER 1593, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 76311, SHALL INCLUDE H. STEIN, AND PALATINE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 8, 1978 AND KNOWN AS TRUST NUMBER 2753, IN, ALONG AND UPON THE ROADWAY COMMONLY KNOWN AS VALLEY LAKE DRIVE WHICH PRESENTLY EXISTS OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST 1/4, 1691.40 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 (SAID WEST LINE HAVING A BEARING OF NORTH 03 DEGREES 31 MINUTES 29 SECONDS EAST FOR THE PURPOSES OF THIS DESCRIPTION); THENCE SOUTH 86 DEGREES 28 MINUTES 31 SECONDS EAST 251.92 FEET TO A POINT ON A CURVE AND THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHERLY ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 493.0 FEET, 329.28 FEET (THE CHORD OF SAID CURVE HAVING A BEARING OF NORTH 43 DEGREES 23 MINUTES 25 SECONDS EAST); THENCE NORTH 62 DEGREES 31 MINUTES 29 SECONDS EAST ON LINE TANGENT TO A LAST DESCRIBED CURVE 723.73 FEET TO A POINT OF CURVE, THENCE EASTERLY ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 783.00 FEET, 377.26 FEET (THE CHORD OF SAID CURVE HAVING A BEARING OF NORTH 76 DEGREES 19 MINUTES 39 SECONDS EAST); THENCE SOUTH 89 DEGREES 52 MINUTES 10 SECONDS EAST ON A LINE TANGENT TO THE LAST DESCRIBED CURVE AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 452.62 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 777.86 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4; THENCE SOUTH 03 DEGREES 42 MINUTES 27 SECONDS WEST ON SAID WEST LINE OF THE EAST 777.86 FEET, 9.02 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 337.22 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 52 MINUTES 10 SECONDS EAST ON THE SOUTH LINE OF SAID NORTH 337.22 FEET, 779.38 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 03 DEGREES 42 MINUTES 27 SECONDS WEST ON SAID EAST LINE OF THE SOUTHWEST 1/4 47.99 FEET TO ITS INTERSECTION WITH THE NORTH LINE IT SOUTH 280 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 52 MINUTES 34 SECONDS WEST ON SAID NORTH LINE OF THE SOUTH 280 FEET, 779.38 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 777.86 FEET AFORESAID; THENCE SOUTH 03 DEGREES 42 MINUTES 27 SECONDS WEST ON SAID WEST LINE OF THE EAST 777.86 FEET, 9.04 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 10 SECONDS WEST ON A LINE PARALLEL WITH THE NORTH

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007426518 D1
STREET ADDRESS: 1550 ROSELLE ROAD
CITY: SCHAUMBURG COUNTY: COOK
TAX NUMBER: 07-10-300-006-0000

LEGAL DESCRIPTION:

LINE OF SAID SOUTHWEST 1/4 448.50 FEET TO A POINT OF CURVE; THENCE WESTERLY ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 717.00 FEET, 345.46 FEET (THE CHORD OF SAID CURVE HAVING A BEARING OF SOUTH 76 DEGREES 19 MINUTES 39 SECONDS WEST); THENCE SOUTH 62 DEGREES 31 MINUTES 29 SECONDS WEST ON A LINE TANGENT TO THE LAST DESCRIBED CURVE 723.73 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 427.0 FEET, 259.92 FEET (THE CHORD OF SAID CURVE HAVING A BEARING OF SOUTH 45 DEGREES 05 MINUTES 10 SECONDS WEST); THENCE NORTH 86 DEGREES 28 MINUTES 31 SECONDS WEST 71.37 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

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