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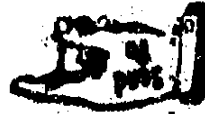
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This instrument was prepared by the attorney described below in consultation with counsel in the State in which the Property is located and, when recorded, the recorded counterparts should be returned to:

93015293

Andrew J. Weiner, Esq.
Morrison & Foerster
1290 Avenue of the Americas
New York, NY 10104



DEPT-01 RECORDING \$41.50
#6666 TRAN 5196 01/07/93 14:42:00
#6569 # * - 93 - 015293
COOK COUNTY RECORDER

COLLATERAL ASSIGNMENT

(Embassy Plaza)

THIS COLLATERAL ASSIGNMENT (this "Assignment") dated as of December 30, 1992 by HELLER REAL ESTATE LOAN, INC., a Delaware corporation, having an address at c/o Heller Real Estate Financial Services, 500 West Monroe Street, Chicago, Illinois 60661, (the "Assignor"), to U S WEST FINANCIAL SERVICES, INC., a Colorado corporation, having an address at One Canterbury Green, 210 Broad Street, P.O. Box 120013, Stamford, CT 06912-0013 (the "Assignee").

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FOR VALUE RECEIVED, the Assignor does hereby SELL, ASSIGN, TRANSFER, SET OVER and DELIVER unto the Assignee, and does hereby GRANT unto the Assignee a CONTINUING SECURITY INTEREST IN:

A. All of the Assignor's right, title and interest in and to the following documents and instruments evidencing, governing, securing and pertaining to the "Loan" made by the "Borrower" in respect of the "Project" (each as defined in Exhibit A attached hereto and made a part hereof):

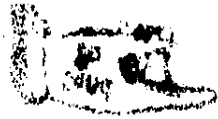
1. All instruments evidencing the obligations, liabilities, debts, claims and/or indebtedness of the Borrower to the Assignor by means of various mesne assignments in connection with the Loan; and

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2. All instruments executed and delivered by or for the benefit of the Borrower encumbering, or creating a lien upon, the "Property" (as legally described in Exhibit B attached hereto and made a part hereof) to or for the benefit of the Assignor, as security for repayment of the Loan; and

3. All guaranties, insurance policies, affidavits, certificates, security agreements and other documents evidencing or securing the Loan; and

4. All assignments and/or pledges, if any, whether direct or collateral, made by the Borrower to the Assignor, or leases, rents, beneficial or equitable interests, proceeds, royalties, contracts, plans, specifications, representation, warranties, permits, licenses, reserves, holdbacks, escrows, stocks, bonds and such other assignments of collateral that evidence and/or secure the Loan; and

5. All other documents, title insurance policies, financing statements, securities, or agreements, executed and/or delivered by and/or on behalf of the Borrower in favor of the Assignor, evidencing and/or securing the Loan; and

B. All of the foregoing are collectively referred to herein as the "Loan Documents", including, without limitation, the items more particularly described in Exhibit C attached hereto and made a part hereof, as all of the same may have been amended, modified or assigned.

TO HAVE AND TO HOLD the same unto the Assignee and its successors and assigns forever.

This Assignment is executed and delivered pursuant to, and is subject to, the provisions of that certain Pledge and Security Agreement dated as of December 3, 1992 between the Assignor and the Assignee and all amendments, supplements, consolidations, replacements, extensions, renewals and other modifications thereof (the "Pledge and Security Agreement").

The Assignor hereby makes and grants to the Assignee as representations, warranties, covenants, agreements, rights and remedies under this Agreement only those representations, warranties, covenants, agreements, rights and remedies set forth in the Pledge and Security Agreement all of which are incorporated herein by reference.

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No provision of this Assignment shall be modified, waived or terminated unless the same shall be in writing signed by the Assignee.

IN WITNESS WHEREOF, the Assignor has caused this Assignment to be executed as of the date first above written.

HELLER REAL ESTATE LOAN, INC.,
a Delaware Corporation

By:

~~_____
Name: PAUL C. CHAPMAN~~

~~Title: Senior Vice President~~

~~_____
Thomas M. Jenkins~~

~~Assistant Secretary~~

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STATE OF New York
COUNTY OF New York SS.

I, Charline K. Boyle, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Paul F. Chapman, personally known to me to be the Senior Vice President of Hallen & Co. Estate Loan Inc., a corporation of the State of Delaware, and Thomas Jenkins, personally known to me to be the Assistant Secretary of said Corporation, whose names are subscribed to the within Instrument, appeared before me this day in person and severally acknowledged that as such Senior Vice President and Assistant Secretary they signed and delivered the said Instrument as Senior Vice President and Assistant Secretary 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 30th day of December, A.D. 1972.

Charline K. Boyle
Notary Public

My Commission Expires:

CHARLINE K. BOYLE
Notary Public, State of New York
No. 4971470
Qualified in New York County
Commission Expires, September 4, 1974

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EXHIBIT A

PROPERTY: 1933 North Meacham Road, Schaumburg, Illinois
(the "Project").

LOAN AMOUNT: \$20,300,000. The "Loan" as evidenced by Promissory Note, dated December 22, 1988 as modified by Modification Agreement, dated August 15, 1991 by American National Bank and Trust Company of Chicago as Trustee under Land Trust Agreement, dated December 15, 1988 (Trust No. 107177-00), (the "Borrower") and 55 Equities and joined by Netzky Economic Transactions Corporation, payable to Heller Financial, Inc.

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EXHIBIT B 1 5 2 9 3

LEGAL DESCRIPTION OF MORTGAGED PROPERTY

Permanent Index Numbers: 07-01-101-008-0000
07-12-101-023-0000

Commonly known as: 1933 North Meacham Road,
Schaumburg, Illinois

PARCEL 1:
LOT 2 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL,
BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE
NORTH 1/2 OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION
RECORDED OCTOBER 6, 1982 AS DOCUMENT NO. 26374113, IN COOK COUNTY,
ILLINOIS.

PARCEL 2:
PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE
BENEFIT OF PARCEL 1 AS CREATED BY ARTICLE IV OF THE DECLARATION OF
PROTECTIVE COVENANTS, RECORDED MARCH 28, 1980 AS DOCUMENT NO. 25406331,
FOR INGRESS AND EGRESS AND UTILITIES UPON, OVER, ALONG, AND ACROSS
"DRUMMER DRIVE" AS DEPICTED ON EXHIBIT 3 OF DOCUMENT NO. 25406331.

PARCEL 3:
PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE
BENEFIT OF PARCEL 1 AS SET FORTH IN PARAGRAPH 1 OF THE DECLARATION OF
EASEMENTS FOR RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL,
FOR THE PURPOSE OF INGRESS AND EGRESS UPON, OVER, ALONG AND ACROSS THE
AREAS DESIGNATED AS "ACCESS AND CIRCULATION ROADS AND SIDEWALKS" ON
EXHIBIT B OF DOCUMENT NO. 26442124 AND CREATED BY DEED RECORDED
DECEMBER 17, 1982 AS DOCUMENT NO. 26442125.

PARCEL 4:
PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE
BENEFIT OF PARCEL 1 AS CREATED BY ARTICLE IV OF THE DECLARATION OF
PROTECTIVE COVENANTS RECORDED MARCH 28, 1980 AS DOCUMENT NO. 25406331
FOR DRAINAGE OVER AND UPON THE "STORM WATER DETENTION AREAS" AS
DEPICTED ON EXHIBIT 3 OF DOCUMENT NO. 25406331.

PARCEL 5:
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 UPON, OVER,
UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS 3, 4, 5 AND 6 AS SET FORTH
ON THE PLAT OF SUBDIVISION OF WALDEN INTERNATIONAL, RECORDED JANUARY
30, 1980 AS DOCUMENT NO. 25342431, WITHIN THE AREAS MARKED "UTILITY
EASEMENTS" AND UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS
1 AND 3 AS SET FORTH ON THE PLAT OF RESUBDIVISION OF LOTS 1 AND 2 OF
WALDEN INTERNATIONAL, RECORDED OCTOBER 6, 1982 AS DOCUMENT NO.
26374113, WITHIN THE AREAS MARKED "UTILITY EASEMENTS HEREBY DEDICATED"
AND "EXISTING UTILITY EASEMENTS", FOR THE PURPOSES OF SEWER, GAS AND
WATER SERVICES.

PARCEL 6:
PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE
BENEFIT OF PARCEL 1 UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF
LOTS 1 AND 3 OF THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN
INTERNATIONAL, AS SET FORTH IN THE DECLARATION OF EASEMENTS FOR
RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, FOR
CONSTRUCTING, UTILIZING, REPAIRING, MAINTAINING AND RECONSTRUCTING
"UTILITY LINES" AS DEPICTED IN EXHIBIT C OF SAID DECLARATION RECORDED
DECEMBER 17, 1982 AS DOCUMENT NO. 26442124 AND AS CREATED BY DEED
RECORDED DECEMBER 17, 1982 AS DOCUMENT NO. 26442125, ALL IN COOK
COUNTY, ILLINOIS.

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Embassy Plaza

EXHIBIT C

- Mortgage, Security Agreement and Assignment of Leases and Rents, dated December 22, 1988 by American National Bank and Trust Company of Chicago, not personally but as Trustee under Trust Agreement dated December 15, 1988 known as Trust Number 107177-00 (the "Mortgagor"), and Heller Financial, Inc. (the "Mortgagee"), recorded on December 28, 1988 in the office of the Recorder of Deeds, Cook County, Illinois, as Document No. 88596806.
- Assignment of Leases and Rents, dated December 22, 1988 and recorded December 28, 1988 as Document No. 88596807 made by the Mortgagor.
- Modification Agreement, dated August 15, 1991 between Mortgagor and Mortgagee recorded September 9, 1991 as Document No. 91464229 with the Cook County Recorder of Deeds Office.

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