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This instrument was prepared by
Lewis A. Burleigh, Esq.
Day, Berry & Howard
260 Franklin Street
Boston, MA 02110-3179

. DEPT-01 RECORDING 029.50
. 140011 TRAN 0302 02/28/94 14147100
. \$1321 + *-94-187282
. COOK COUNTY RECORDER

ASSIGNMENT

ASSIGNMENT dated as of February 15, 1994, from SALOMON BROTHERS REALTY CORP. a New York corporation having an address at Seven World Trade Center, New York, New York 10048 (Assignor), to PRINCIPAL MUTUAL LIFE INSURANCE COMPANY, an Iowa corporation having an address at 711 High Street, Des Moines, Iowa 50392 (Assignee).

For value received and in connection with the sale by Assignor to Assignee of a Split Rate Secured Note (the Note) of Pennriver Associates (Borrower), Assignor hereby assigns, transfers, sets over and conveys to Assignee all of Assignor's right, title and interest in and to the following documents:

(1) Mortgage dated as of September 15, 1993 from Borrower to Assignor, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on October 26, 1993 as Document No. 93-862941.

(2) Assignment of Lease and Agreement dated as of September 15, 1993 from Borrower to Assignor, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on October 26, 1993 as Document No. 93-862940.

(3) UCC financing statement from Borrower to Assignor, the assignment of which is confirmed by an appropriate UCC assignment form delivered contemporaneously herewith.

(4) The certificate of Borrower dated as of October 26, 1993 delivered to Assignee contemporaneously herewith.

(5) The estoppel certificate of J. C. Penney Company, Inc. dated as of October 20, 1993, delivered to Assignee contemporaneously herewith.

(6) The ground lessor estoppel of J. C. Penney Properties, Inc. dated September 23, 1993, delivered contemporaneously herewith.

(7) Opinion of Murtha, Cullina, Richter and Pinney dated October 26, 1993, delivered contemporaneously herewith.

(8) Opinion of Polsky & Riordan Ltd. dated October 26, 1993, delivered contemporaneously herewith.

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(9) Policy of mortgage title insurance issued by Lawyers Title Insurance Corporation insuring the priority of the instrument referred to in clause (1) above.

(10) All other documents that Assignor may have received from Borrower as additional security for the Note, together with all documents contained in Assignor's loan-servicing files, including the written communications received by Assignor in its capacity as holder of the Note.

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IN WITNESS WHEREOF, Assignor has executed this Assignment as of the date first above set forth.

[Corporate Seal]

SALOMON BROTHERS REALTY CORP.

By Peter B. Levine

Name: Peter B. Levine

Title: Vice President

Attest:

David Tibbels
Name: David Tibbels
Title: Assistant Secretary

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SCHEDULE A

DESCRIPTION OF LAND

That part of the Northeast Quarter of Section 25, Township 39 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois, bounded and described as follows:

Beginning at a point in the West line of the North-South Illinois Central Railroad Right-Of-Way 50 feet South of the North Line of said Quarter Section; thence South $0^{\circ}-06'-18''$ East along said West line of the Illinois Central Railroad a distance of 1970.46 feet to a point; thence South $67^{\circ}-01'-23''$ West along a straight line a distance of 449.89 feet to a point on the northerly line of the Easterly-Westerly Right-Of-Way of the Illinois Central Railroad; thence North $67^{\circ}-12'-02''$ West along said Northerly line of the Illinois Central Railroad a distance of 613.00 feet to a point; thence due North along a straight line a distance of 450.53 feet to a point; thence due East along a straight line a distance of 539.00 feet to a point; thence due South along a straight line a distance of 200.00 feet to a point; thence due East along a straight line a distance of 200.00 feet to a point; thence due North along a straight line a distance of 943.00 feet to a point; thence due East along a straight line a distance of 198.01 feet to a point; thence North $0^{\circ}-06'-18''$ West along a straight line a distance of 715.00 feet to a point 50 feet South of the North line of said Quarter Section; thence East along a straight line 50 feet South of and parallel with the North line of said Quarter Section a distance of 40.00 feet to the point of beginning.

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State of New York)
) SS.:
County of New York)

I, Philip G. Connell III, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Peter B. Levine, personally known to me to be a Vice President of SALOMON BROTHERS REALTY CORP., and Dawn Tibbals, personally known to me to be a 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 they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to authority given by the By-laws or 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 22^d day of February, 1994.

Philip G. Connell III
Notary Public

[Notarial Seal]

PHILIP G. CONNELL III
Notary Public, State of New York
No. 11CO4918848
Queens County
Certificate Filed in New York County
Commission Expires Dec. 21, 1995

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Please return to:

Larry Pachter, Esq.
Polsky & Riordan
205 N. Michigan Ave.
Chicago, IL 60601