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RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

REGENCY SAVINGS BANK

11 West Madison Street
Oak Park, IL 60302
4310004436

ick, Esq.

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DEPT-01 RECORDING \$25.50
T97777 TRAN 0703 05/01/95 11:38:00
#2410 + DC # -95-286469
COOK COUNTY RECORDER

TRANSFER OF LIENS AND SECURITY INTEREST

This Transfer of Liens and Security Interest (this "Transfer") is executed by CC Commercial L.P., a Delaware limited partnership (the "Assignor"), in favor of REGENCY SAVINGS BANK, F.S.B., a federally chartered savings bank (the "Assignee").

WHEREAS, Assignor and Assignee have entered into that certain Loan Purchase Agreement dated as of March 15, 1995 (the "Agreement");

WHEREAS, the Agreement provides, among other things for the execution and delivery of an assignment in the form hereof to effect the sale by Assignor to Assignee of all right, title and interest in the mortgage Loan described on Exhibit A hereto. Any capitalized term not defined herein shall have the definition given such term in the Agreement.

NOW, THEREFORE, for valuable consideration, the receipt of which hereby acknowledged, Assignor hereby grants, assigns, conveys and transfers to Assignee, and its successors and assigns without recourse to Assignor and without any representation or warranty of any kind of nature whatsoever, including, without limitation, express or implied or by operation of law, all right, title and interest of Assignor in and to, as applicable, (a) the mortgage described in Exhibit "A" attached hereto together with any and all additions or modifications thereto (the "Mortgage"), (b) the beneficial interest under the Deed of Trust described in Exhibit "A" attached hereto together with any and all additions or modifications thereto (the "Deed of Trust"), and (c) the security agreement, if any, assignment of rents, if any, building loan agreement, if any, guaranties, if any, and other documents, if any, described on Exhibit A attached hereto, together with any and all additions or modifications thereto (the "Mortgage Loan Documents").

This Transfer may be executed in multiple counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

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THIS TRANSFER IS MADE WITHOUT RECOURSE TO ASSIGNOR. ASSIGNOR MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE WHATSOEVER, INCLUDING, WITHOUT LIMITATION, EXPRESS OR IMPLIED OR BY OPERATION OF LAW WITH RESPECT TO THE MORTGAGE NOTE, THE OBLIGATIONS EVIDENCED BY THE MORTGAGE NOTE, THE DEED OF TRUST, THE MORTGAGE LOAN DOCUMENTS OR ANY OF THE COLLATERAL, IF ANY, SECURING ANY OF SAME EXCEPT AS EXPRESSLY PROVIDED IN THE AGREEMENT.

By countersignature of this Transfer, Assignee hereby accepts the foregoing assignment and assumes all of the rights and obligations of Assignor arising out of the documents, accounts and other interests so assigned.

EXECUTED this 15TH day of MARCH, 1995.

ASSIGNOR:

CC COMMERCIAL L.P.

By: SUMMIT NATIONAL REALTY, its Attorney-in-Fact

By: *J. Mandlakis*

NAME: RES:

JOHN MANOLAKIS

Title: VICE PRESIDENT

ASSIGNEE:

REGENCY SAVINGS BANK, F.S.B.

By: *Rick Williams*

Name: Rick Williams

Title: Authorized Agent

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EXHIBIT A

To Transfer of Liens and Security Interest

GREENWOOD ASSOCIATES

1. Mortgage and Security Agreement dated September 14, 1987 and recorded September 15, 1987 as Document No. 87505428 in the Official Records of Cook County.
2. First Modification Agreement dated December 1, 1989 recorded on December 1, 1989 as Document No. 90001119 in the Official Records of Cook County.
3. Second Modification Agreement dated June 25, 1993, a memorandum of which Second Modification Agreement was recorded on July 1, 1993 as Document No. 93506531 in the Official Records of Cook County.
4. First Amendment to Mortgage Note dated November 13, 1987.
5. Loan and Security Agreement dated September 14, 1987; First Addendum to Loan and Security Agreement dated September 14, 1987.
6. Assignment of Leases, Rents, Profits and Contracts recorded September 15, 1987 as Document No. 87505429 in the Official Records of Cook County.
7. Guarantee by Herbert Saywitz dated September 10, 1987.
8. Guarantee by Mark A. Sayers dated September 10, 1987.
9. Guarantee by Theodore Sayers dated July 30, 1987.
10. Release and Indemnification Agreement dated June 25, 1993 in favor of ITT.
11. Assignment of Accounts dated June 25, 1993.
12. Environmental Indemnity Agreement dated June 25, 1993.
13. Collateral Assignment of Beneficial Interest in Land Trust to ITT dated September 14, 1987.

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