

**ASSIGNMENT OF MORTGAGE, OTHER COLLATERAL
LOAN DOCUMENTS AND JUDGMENT OF CONSENT FORECLOSURE**

AP River City LLC, a Delaware limited liability company ("Assignor"), in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by or on behalf of River City Fee LLC, an Illinois limited liability company ("Assignee"), hereby assigns, transfers, sets over and conveys to Assignee and its successors and assigns, without recourse or warranty, all of the Assignor's right, title and interest in, to and under the following:

- 1) those certain mortgage and other collateral loan documents described on **Exhibit A** attached hereto and made a part hereof; and
- 2) that certain Judgment of Consent Foreclosure entered October 9, 1997 in Circuit Court of Cook County, Illinois, County Department -- Chancery Division, Case No. 97-CH-05146.

The aforesaid mortgage and other collateral loan documents encumber, and this instrument shall be recorded against title to, that certain parcel of real estate legally described on **Exhibit B** attached hereto and made a part hereof.

This Instrument Prepared by:

Frederick M. Kaplan, Esq.
Seyfarth, Shaw, Fairweather & Geraldson
55 East Monroe Street
Suite 4200
Chicago, Illinois 60603

After Recording, Please Return To:

Anthony R. Di Benedetto, Esq.
505 North Lake Shore Drive
Suite 214
Chicago, Illinois 60611

BOX 333-CTI

COMMONWEALTH LAND
TITLE INCORPORATED
30 N. LAKE STREET
CHICAGO, IL 60602

0001834
PROPERTY


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UNOFFICIAL COPY 99045517

IN WITNESS WHEREOF, Assignor has caused this Assignment of Mortgage, Other Collateral Loan Documents and Judgment of Consent Foreclosure to be dated, executed, delivered and made effective as of January 2, 1998.

AP RIVER CITY LLC, a Delaware limited liability company

By: Kronos Property, Inc.,
its Manager

By: 
Name: Peter Braverman
Title: Vice President

Name and Address of Assignee:

River City Fee LLC, an
Illinois limited liability company
c/o American Invsco Development Corporation
505 North Lake Shore Drive
Chicago, IL 60611

Permanent Index Numbers: 17-16-401-004;
17-16-401-005

Street Address: 800 South Wells Street
Chicago, Illinois

4100234.2

EXHIBIT A

1. That certain Mortgage dated December 1, 1983, between American National Bank and Trust Company of Chicago, as Trustee under Trust Numbers 57276 and 59097 ("Mortgagor"), as mortgagor and Developers Mortgage Corporation, as mortgagee ("DMC") securing a debt in the principal amount of \$47,297,700, as recorded on December 21, 1983 as Document No. 26904845 and rerecorded on January 3, 1984 as Document No. 26915142 in the land records of Cook County, Illinois (the "Official Records"); as supplemented by a Supplemental Mortgage dated May 1, 1986 between Mortgagor and DMC securing additional debt in the principal amount of \$3,002,300, as recorded on May 30, 1986 as Document No. 86216010 in the Official Records; as such mortgage and supplemental mortgage were consolidated and modified to secure a debt in the aggregate principal amount of \$50,300,000 by a Consolidation and Modification Agreement dated May 1, 1986 between Mortgagor and DMC as recorded on May 30, 1986 as Document No. 86216011 in the Official Records; as modified by Second Modification Agreement dated June 3, 1986 between Mortgagor and DMC, as recorded on June 4, 1986 as Document No. 86223808 in the Official Records; as modified by Third Modification Agreement dated June 17, 1986 between Mortgagor and DMC, as recorded on June 19, 1986 as Document No. 86250993 in the Official Records; as assigned by Assignment of Mortgage dated June 18, 1986 from DMC to Security Pacific National Trust Company, as Trustee ("Security Pacific") as recorded on June 20, 1986 as Document No. 86253077 in the Official Records; as assigned by Assignment of Mortgage dated November 19, 1987 from Security Pacific to Secretary of Housing and Urban Development ("HUD") as recorded on December 9, 1987 as Document No. 87651488 on the Official Records; as assigned by Assignment of Mortgage and Other Collateral Loan Documents dated January 30, 1997, from HUD to 800 South Wells Property LLC (as nominee for IPLP, Inc.) as recorded on February 3, 1997 as Document No. 97074532 in the Official Records as such assignment was confirmed by Assignment of Mortgage dated as of January 30, 1997, from 800 South Wells Property LLC to IPLP, Inc., as recorded on January 31, 1997 as Document No. 97073416 and re-recorded on March 25, 1997 as Document No. 97204418 in the Official Records and as modified by Fourth Modification Agreement dated as of March 28, 1997 between Mortgagor and IPLP, Inc., recorded on April 1, 1997 as Document No. 97321924 in the Official Records and as assigned by Assignor of Mortgage and Other Loan Documents dated March 28, 1997 from IPLP, Inc. to AP River City LLC as recorded on 4/1, 1997 as Document No. 97321925 in the Official Records (as so supplemented, consolidated, modified and assigned and as may hereafter be further modified, amended, consolidated, supplemented, severed and assigned, the "Mortgage"), which Mortgage secures that certain Mortgage Note, dated December 1, 1983,

made by Mortgagor, as maker, in favor of DMC, as supplemented by that certain Supplemental Note dated May 1, 1986, together with any amendments, modifications or supplements thereto (collectively, the "Note")

2. Such other documents, agreements, instruments and other collateral (excluding the Regulatory Agreement referenced in the Mortgage) which evidence, secure or otherwise relate or related to AP River City LLC's right, title and interest in and to the Mortgage and/or the Note, including without limitation the Security Agreement, if any, and the title insurance policies and hazard insurance policies that may presently be in effect.

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EXHIBIT B

LEGAL DESCRIPTION

That part of Block 85 and 96 in the School Section Addition to Chicago, being a Subdivision of Section 16, Township 39 North, Range 14 East of the Third Principal Meridian and the Filled Old Channel of the South Branch of the Chicago River all taken as a tract and described as follows:

Commencing at the intersection of the East line of Block 86 aforesaid, and the South line of West Polk Street, being also the North line of Block 86, aforesaid; thence North $89^{\circ}53'33''$ West along the South line of West Polk Street 10.00 feet to a point on the West line of South Wells Street (said West line being drawn 10.00 feet West of and parallel with the aforementioned East line of Block 86) said point being the point of beginning of the tract hereinafter described; thence South $0^{\circ}03'37''$ East along the West line of South Wells Street aforesaid, 674.00 feet; thence North $89^{\circ}55'45''$ West, 315.078 feet to the East line of the South Branch of the Chicago River as established by ordinance passed July 8, 1926; thence North $5^{\circ}26'15''$ West along the East line of the South Branch of the Chicago River aforesaid, 179.644 feet to its point of intersection with the Southwesterly face of the dock as it existed prior to July 8, 1926; thence North $17^{\circ}31'24''$ West along the East line of the South Branch of the Chicago River aforesaid, 39.09 feet; thence North $4^{\circ}27'27''$ West along the East line of the South Branch of the Chicago River aforesaid, 459.60 feet to a point on the heretofore mentioned South line of West Polk Street; thence South $89^{\circ}53'33''$ East along the South line of West Polk Street aforesaid, 378.88 feet to the hereinabove designated point of beginning, in Cook County, Illinois.

