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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/05/2015 02:12 PM Pg: 1 of 10

PREPARED BY:

Karen J. Wade
Alston & Bird LLP
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Dallas, TX 75201

UPON RECORDATION RETURN TO:

Jamie Wunder
OS National, LLC
2170 Satellite Blvd, Suite 450
Duluth, GA 30097

ASSIGNMENT OF SECURITY INSTRUMENT

by

B2R FINANCE L.P.,
a Delaware limited partnership

to

**WILMINGTON TRUST, NATIONAL ASSOCIATION, FOR THE BENEFIT OF THE
HOLDERS OF B2R MORTGAGE TRUST 2015-1 MORTGAGE PASS THROUGH
CERTIFICATES**

Dated: As of April 22, 2015

State: IL

County: Cook

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ASSIGNMENT OF SECURITY INSTRUMENT

THIS ASSIGNMENT OF SECURITY INSTRUMENT (this "Assignment"), made and entered into as of the 22nd day of April, 2015, is made by **B2R FINANCE L.P.**, a Delaware limited partnership, having an address at 4201 Congress Street, Suite 475, Charlotte, North Carolina 28209 ("Assignor" and/or "B2R"), in favor of **WILMINGTON TRUST, NATIONAL ASSOCIATION, FOR THE BENEFIT OF THE HOLDERS OF B2R MORTGAGE TRUST 2015-1 MORTGAGE PASS-THROUGH CERTIFICATES**, having an address at 1100 North Market Street, Wilmington, Delaware 19890, Attention: B2R 2015-1 ("Assignee").

W I T N E S S E T H

WHEREAS, Assignor is the present legal and equitable owner and holder of that certain Promissory Note dated as of September 29, 2014, executed by Springview Investments II IL I LLC, a Delaware Limited Liability Company ("Borrower") and made payable to the order of Assignor, in the stated principal amount of Two Million Eight Hundred Twenty Thousand Dollars (\$2,820,000.00) (the "Note") in connection with certain real property and improvements located thereon situated in the County of Cook, State of Illinois, and more particularly described on Exhibit A annexed hereto and made a part hereof (the "Premises"); and

WHEREAS, the Note is secured, inter alia, by the Security Instrument (as hereinafter defined); and

WHEREAS, the parties hereto desire that Assignor assign to Assignee, its successors and assigns, all of Assignor's right, title and interest in and to the Security Instrument.

NOW, THEREFORE, in consideration of the premises above set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and agreed, Assignor and Assignee hereby covenant and agree as follows:

1. Assignment. Assignor does hereby transfer, assign, grant and convey to Assignee, its successors and assigns, all of the right, title and interest of Assignor in and to the following described instruments, and does hereby grant and delegate to Assignee, its successors and assigns, any and all of the duties and obligations of Assignor thereunder from and after the date hereof:

That certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of September 29, 2014, executed by Borrower for the benefit of B2R, as lender, and recorded on October 1, 2014 in the Real Property Records of Cook County, IL, as Document No. 1427429117 (the "Security Instrument"), in respect of the Premises.

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That certain Assignment of Security Instrument dated as of September 29, 2014 from B2R to B2R Repo Seller 1 L.P., as assignee, and on October 1, 2014 in the Real Property Records of Cook County, IL, as Document No. 1427429119, as subsequently assigned by B2R Repo Seller 1 L.P. back to B2R (collectively, together with any further amendments, modifications, or assignments thereto, the "Assignment of Security Instrument"), in respect of the Premises.

2. Assumption. From and after the date hereof, Assignee hereby accepts this Assignment and assumes and agrees to observe, perform and be bound by all of the terms, covenants, agreements, conditions and obligations of the Security Instrument and the Assignment of Security Instrument required to be observed or performed by Assignor thereunder.

3. Representations and Warranties of Assignor. This Assignment is an absolute assignment. This Assignment is without recourse, representation or warranty, express or implied, upon Assignor, except Assignor hereby warrants and represents to Assignee that:

(a) Except as expressly set forth herein, prior to the execution hereof, Assignor has not sold, transferred, assigned, conveyed, pledged or endorsed any right, title or interest in the Security Instrument to any person or entity other than Assignee; and

(b) Assignor has full right and power to sell and assign the same to Assignee subject to no interest or participation of, or agreement with, any party other than Assignee.

4. Governing Law. This Assignment shall be governed by and construed in accordance with the laws of the State in which the Premises are located.

5. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

6. Headings. The headings of the paragraphs of this Assignment have been included only for convenience, and shall not be deemed in any manner to modify or limit any of the provisions of this Assignment or be used in any manner in the interpretation of this Assignment.

7. Interpretation. Whenever the context so requires in this Assignment, all words used in the singular shall be construed to have been used in the plural (and vice versa), each gender shall be construed to include any other genders, and the word "person" shall be construed to include a natural person, a corporation, a firm, a partnership, a joint venture, a trust, an estate or any other entity.

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8. Partial Invalidity. Each provision of this Assignment shall be valid and enforceable to the fullest extent permitted by law. If any provision of this Assignment or the application of such provision to any person or circumstance shall, to any extent, be invalid or unenforceable, then the remainder of this Assignment, or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected by such invalidity or unenforceability.

[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

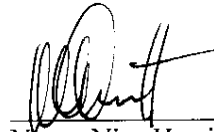
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IN WITNESS WHEREOF, Assignor has executed this Assignment of Security Instrument as of the day and year first above written.

ASSIGNOR:

B2R FINANCE L.P., a Delaware limited partnership

By:



Name: Nina Hamilton-Lee
Title: Director

Address:

4201 Congress Street, Suite 475
Charlotte, North Carolina 28209

Attention: Katharine R. Briggs or General Counsel
Facsimile No.: (704) 228-0010

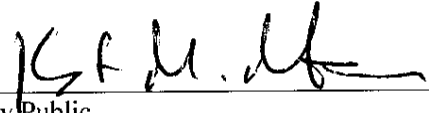
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ACKNOWLEDGMENT

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

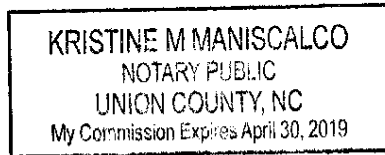
The foregoing instrument was acknowledged before me this 15th day of April, 2015, by Nina Hamilton Lee, Director of B2R Finance L.P., a Delaware limited partnership, on behalf of said limited partnership.



Notary Public

Print Name: _____

My commission expires:



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EXHIBIT A

(Premises Description)

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EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT NUMBERED 340 IN LYNWOOD TERRACE UNIT NUMBER 3, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 33-07-320-003

Commonly known as 19813 Crescent Drive, Lynwood, IL 60411

LOT NUMBERED 123 IN WOODGATE GREEN UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED JULY 13, 1972 AS INSTRUMENT NO. 21974684 IN COOK COUNTY, ILLINOIS.

Parcel ID: 31-17-212-004-0000

Commonly known as 5822 Allemong Drive, Matteson, IL 60443

LOT 7 IN J.E. MERRION'S COUNTRY CLUB HILLS UNIT NO. 13, A SUBDIVISION OF PART OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 21, 1971 AS DOCUMENT NUMBER 2582610, IN COOK COUNTY, ILLINOIS.

Parcel ID: 28-34-205-012-0000

Commonly known as 17540 Sycamore, Country Club Hills, IL 60478

LOT 78 IN J.E. MERRION'S COUNTRY CLUB HILLS, UNIT NO. 8, A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 28-34-115-022

Commonly known as 17526 Hawthorne, Country Club Hills, IL 60478

LOT 663 IN HAZEL CREST HIGHLAND 11TH ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 26, PART OF THE SOUTHEAST 1/4 OF

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SECTION 26, PART OF THE NORTHWEST 1/4 OF SECTION 26 AND PART OF THE SOUTHWEST 1/4 OF SECTION 26 ALL IN TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 28-26-122-009-0000

Commonly known as 17006 South Central Pk, Hazel Crest, IL 60429

THE WEST 1/2 OF LOT 45 IN HOME WOOD GARDENS ACRE NUMBER 2 A SUBDIVISION OF (EXCEPT THE EAST 1/4 THE SOUTH 2/3 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 28-36-304-043-0000

Commonly known as 2118 West 183rd Street, Homewood, IL 60430

THE EAST 26 FEET OF LOT 38 AND THE WEST 22 FEET OF LOT 39, EXCEPTING THEREFROM THE NORTH 13.14 FEET OF GEORGE W. WALKER'S ADDITION TO MATTESON, ILLINOIS, A SUBDIVISION OF THAT PART OF LOT 2 OF LEWIS, MILLER AND LEWIS' SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY'S RIGHT OF WAY, EXCEPTING THEREFROM THE EAST 481.466 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 OF SAID LOT 2, ALL IN COOK COUNTY, ILLINOIS, AND A RE-SUBDIVISION OF LOTS 4, 5 AND 8 IN BLUME'S SUBDIVISION OF THE EAST 481.466 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 OF SAID LOT 2, EXCEPT THE EAST 150 FEET OF THE NORTH 322 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

Parcel ID: 31-26-110-064-0000

Commonly known as 3846 217th Street, Matteson, IL 60443

THE EAST 80 FEET OF THE WEST 380 FEET OF LOT "A" (MEASURED ALONG THE SOUTH LINE OF SAID LOT "A" IN THE SUBDIVISION OF LOT 10, (EXCEPT THE WEST 115 AND FIVE-TENTHS FEET THEREOF OF VAN VUUREN'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 15, AND PART OF THE NORTHWEST QUARTER OF SECTION 15, ALSO A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, AND THAT PART OF THE SOUTHEAST QUARTER OF SECTION 15, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER, 14.510 CHAINS WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 53 DEGREES, 45 MINUTES EAST 2.14 CHAINS THENCE SOUTH 5 DEGREES WEST 3.60 CHAINS TO THE CALUMET RIVER, THENCE WEST ALONG THE CALUMET RIVER TO A POINT 15.90 CHAINS EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER THENCE NORTH 3.89 CHAINS TO

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THE NORTH LINE OF SAID SOUTHEAST QUARTER 15.90 CHAINS, WEST OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER THENCE EAST 9.745 CHAINS TO THE PLACE OF BEGINNING, ALL IN TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE VILLAGE OF SOUTH HOLLAND, COUNTY OF COOK, IN THE STATE OF ILLINOIS.

Parcel ID: 29-15-203-026

Commonly known as 602 East 158th Street, South Holland, IL 60473

LOT 5 IN BLOCK 6 OF WILLOWICK ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 NORTH OF THE INDIAN BOUNDARY LINE, OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES IN COOK COUNTY, ILLINOIS, ON MAY 19, 1959 AS DOCUMENT NUMBER 1861915 IN COOK COUNTY, ILLINOIS.

Parcel ID: 28-22-303-005-0000

Commonly known as 16452 George Drive, Oak Forest, IL 60452

LOT 3 IN WILLOW COURTS FIRST ADDITION BEING A SUBDIVISION OF PART OF THE NORTH 20 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 30, 1964, AS DOCUMENT NUMBER 2188812.

Parcel ID: 29-22-412-024

Commonly known as 16620 Langley, Country Club Hills, IL 60478