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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/27/2016 10:11 AM Pg: 1 of 8

ASSIGNMENT OF LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, COLUMN FINANCIAL, INC., a
Delaware corporation and BANK OF AMERICA, N.A., a national banking association
(collectively "Assignor")**

to

**WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE IN TRUST FOR
HOLDERS OF HUDSON'S BAY SIMON JV TRUST 2015-HBS, COMMERCIAL
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2015-HBS
(Assignee)**

Effective as of November 23, 2015

Parcel Number(s): 04-03-200-007-0000
County of Cook
State of Illinois

**DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:
ANDERSON, McCOY & ORTA, P.C.
100 North Broadway, Suite 2600
Oklahoma City, Oklahoma 73102
Telephone: 888-236-0007**

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ASSIGNMENT OF LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

As of the 23rd day of November, 2015, JPMorgan Chase Bank, National Association, having an address at 383 Madison Avenue, New York, NY 10179, Column Financial, Inc., a Delaware corporation, having an address at 11 Madison Avenue, New York, NY 10010 and Bank of America, N.A., a national banking association, having an address at c/o Capital Markets Servicing Group, 900 West Trade Street, Suite 650, Mail Code NC1-026-06-01, Charlotte, NC 28255, (collectively "Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE IN TRUST FOR HOLDERS OF HUDSON'S BAY SIMON JV TRUST 2015-HBS, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2015-HBS, having an address at 1100 North Market Street, Wilmington, DE 19890, (collectively "Assignee"), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING made by LT NORTHBROOK LEASEHOLD LLC, a Delaware limited liability company to Assignor dated as of July 22, 2015 and recorded on July 31, 2015, as Document Number 1521245078 in the Recorder's Office of Cook County, Illinois (as the same has heretofore been amended, modified, restated, supplemented, renewed or extended), securing payment of note(s) of even date therewith, in the original principal amount of \$846,229,966.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

Together with any and all notes and obligations therein described, the debt and claims secured thereby and all sums of money due and to become due thereon, with interest provided for therein, and hereby irrevocably appoints Assignee hereunder its attorney to collect and receive such debt, and to foreclose, enforce and satisfy the foregoing the same as it might or could have done were these presents not executed, but at the cost and expense of Assignee.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

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

[SIGNATURE(S) ON THE FOLLOWING PAGE]

Reference No.: 7039.005
Matter Name: Northbrook Court
Pool: HBST 2015-HBS

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23 IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of November, 2015.

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By: Nancy S. Alto
Name: Nancy S. Alto
Title: Vice President

STATE OF NEW YORK

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§
§

COUNTY OF NEW YORK

On the 23 day of November, 2015, before me, the undersigned, a Notary Public in and for said state, personally appeared Nancy S. Alto, as Vice President of JPMorgan Chase Bank, National Association, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature: [Signature]
Notary Public

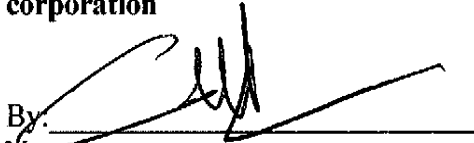
My Commission Expires:

MICHAEL A. CUOMO
Notary Public, State of New York
Qualified in New York County
No. 02CU6268078
My Commission Expires August 27, 2016

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25 IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of November, 2015.

COLUMN FINANCIAL, INC., a Delaware corporation

By: 

Name:

Charles Y. Lee

Title:

Vice President

STATE OF NEW YORK

COUNTY OF NEW YORK

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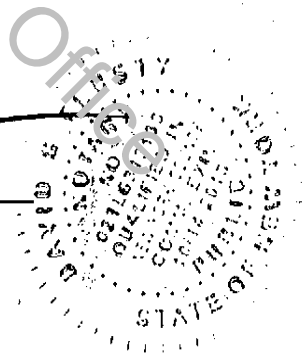
On the 25th day of November, 2015, before me, the undersigned, a Notary Public in and for said state, personally appeared Charles Y. Lee, as VP of Column Financial, Inc., a Delaware Corporation personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

DAVID S TLUSTY
NOTARY PUBLIC-STATE OF NEW YORK
No. 02TL6313133
Qualified in New York County
My Commission Expires October 14, 2018

Signature: 

Notary Public



My Commission Expires:

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1 - LEASEHOLD:

THAT PART OF THE NORTH EAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF THE NORTH EAST QUARTER OF SECTION 3, AFORESAID; THENCE NORTH 89 DEGREES 56 MINUTES 42 SECONDS WEST ALONG THE NORTH LINE OF THE NORTH EAST QUARTER OF SECTION 3 AFORESAID, 153.35 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 18 SECONDS WEST AT RIGHT ANGLES THERETO 153.93 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED, (FOR THE PURPOSES OF THIS DESCRIPTION THE POINTS HEREIN REFERRED TO AS "SOUTH" AND "WEST" ARE MEASURED SOUTH ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF THE NORTH EAST QUARTER OF SECTION 3 AFORESAID THROUGH A POINT IN SAID NORTH LINE MEASURED WEST ALONG SAID NORTH LINE FROM THE NORTH EAST CORNER OF SAID NORTH EAST QUARTER OF SECTION 3); THENCE CONTINUE SOUTH 00 DEGREES 03 MINUTES 18 SECONDS WEST, 370.93 FEET; THENCE SOUTH 57 DEGREES 03 MINUTES 18 SECONDS WEST, 61.95 FEET; THENCE SOUTH 82 DEGREES 03 MINUTES 18 SECONDS WEST, 139.81 FEET; THENCE SOUTH 37 DEGREES 03 MINUTES 18 SECONDS WEST, 58.49 FEET TO A POINT "624.77 SOUTH, 1781.45 WEST"; THENCE SOUTH 07 DEGREES 56 MINUTES 42 SECONDS EAST, 84.12 FEET TO A POINT "708.07 SOUTH, 1769.75 WEST"; THENCE SOUTH 82 DEGREES 03 MINUTES 18 SECONDS WEST, 260.26 FEET TO A POINT "744.29 SOUTH, 2027.48 WEST"; THENCE NORTH 07 DEGREES 56 MINUTES 42 SECONDS WEST, 56.00 FEET; THENCE SOUTH 82 DEGREES 03 MINUTES 18 SECONDS WEST, 42.25 FEET; THENCE NORTH 07 DEGREES 56 MINUTES 42 SECONDS WEST, 28.00 FEET; THENCE SOUTH 82 DEGREES 03 MINUTES 18 SECONDS WEST, 38.62 FEET; THENCE NORTH 70 DEGREES 38 MINUTES 11 SECONDS WEST, 118.15 FEET; THENCE SOUTH 82 DEGREES 03 MINUTES 18 SECONDS WEST, 59.32 FEET; THENCE NORTH 29 DEGREES 56 MINUTES 42 SECONDS WEST, 591.85 FEET TO ITS INTERSECTION WITH AN ARC OF A CIRCLE CONVEX NORTH EASTERLY, HAVING A RADIUS OF 325.0 FEET AND WHICH IS TANGENT TO A LINE 25.0 FEET NORTH EASTERLY (MEASURED AT RIGHT ANGLES) OF AND PARALLEL WITH A LINE DRAWN FROM A POINT "126.00 SOUTH, 2619.00 WEST" TO POINT "314.00 SOUTH, 2160.00 WEST"; THENCE SOUTH EASTERLY ALONG SAID ARC 99.27 FEET TO SAID POINT OF TANGENCY; THENCE SOUTH 67 DEGREES 40 MINUTES 18 SECONDS EAST ALONG SAID PARALLEL LINE 262.30 FEET TO A POINT OF CURVE; THENCE NORTH EASTERLY ALONG SAID CURVE, CONVEX SOUTH EASTERLY AND HAVING A RADIUS OF 46.00 FEET FOR A DISTANCE OF 90.14 FEET TO A POINT OF TANGENCY WITH A LINE 27.00 FEET WEST (MEASURED AT RIGHT ANGLES) OF A LINE PERPENDICULAR TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3 AFORESAID DRAWN THROUGH A POINT THEREIN "2156.11 FEET WEST"

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(AS MEASURED ALONG SAID NORTH LINE) OF THE NORTH EAST CORNER THEREOF (SAID PERPENDICULAR LINE HEREINAFTER REFERRED TO AS LINE 2156.11 WEST); THENCE NORTH 00 DEGREES 03 MINUTES 18 SECONDS EAST ALONG SAID PARALLEL LINE 61.42 FEET TO A POINT OF CURVE; THENCE NORTH WESTERLY ALONG SAID CURVE, CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 57.00 FEET FOR A DISTANCE OF 53.50 FEET TO A POINT IN A DIAGONAL LINE DRAWN FROM A POINT "105.00 SOUTH, 2326.55 WEST" TO A POINT "82.00 SOUTH, 1521.25 WEST"; THENCE NORTH 88 DEGREES 25 MINUTES 09 SECONDS EAST ALONG SAID DIAGONAL LINE 98.10 FEET TO ITS INTERSECTION OF AN ARC OF A CIRCLE NORTHWESTERLY HAVING A RADIUS OF 57.00 FEET AND WHICH IS TANGENT TO A LINE 27.00 FEET EAST (MEASURED AT RIGHT ANGLES) OF AND PARALLEL WITH LINE "2156.11 WEST" HEREINBEFORE DESCRIBED; THENCE SOUTH WESTERLY ALONG SAID ARC 50.24 FEET TO SAID POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 03 MINUTES 18 SECONDS WEST ALONG SAID PARALLEL LINE 82.35 FEET TO A POINT OF CURVE OF AN ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 36.00 FEET AND WHICH IS TANGENT TO A LINE 25.00 FEET NORTHWESTERLY (MEASURED AT RIGHT ANGLES) OF AND PARALLEL WITH A LINE DRAWN FROM A POINT "314.00 SOUTH AND 2160.00 WEST" TO A POINT "186.02 SOUTH AND 1804.29 WEST"; THENCE EASTERLY ALONG SAID ARC 68.98 FEET TO SAID POINT OF TANGENCY; THENCE NORTH 70 DEGREES 16 MINUTES 01 SECONDS EAST ALONG SAID PARALLEL LINE 215.13 FEET TO A POINT OF CURVE OF AN ARC CONVEX NORTHERLY, HAVING A RADIUS OF 462.00 FEET AND WHICH IS TANGENT TO A LINE 25.00 FEET NORTHERLY (MEASURED AT RIGHT ANGLES) OF A LINE DRAWN FROM A POINT "186.02 SOUTH, 1804.29 WEST" TO A POINT "172.00 SOUTH, 1523.63 WEST"; THENCE EASTERLY ALONG SAID ARC 146.36 FEET TO SAID POINT OF TANGENCY; THENCE NORTH 88 DEGREES 25 MINUTES 06 SECONDS EAST ALONG SAID PARALLEL LINE 179.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2 -- LEASEHOLD:

THAT PART OF THE NORTH EAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

(FOR PURPOSES OF THIS DESCRIPTION THE POINTS HEREIN REFERRED TO AS "SOUTH" AND "WEST" ARE MEASURED SOUTH ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF THE NORTH EAST QUARTER OF SECTION 3 AFORESAID THROUGH A POINT IN SAID NORTH LINE MEASURED WEST ALONG SAID NORTH LINE FROM THE NORTH EAST CORNER OF SAID NORTH EAST QUARTER OF SECTION 3) COMMENCING AT THE NORTH EAST CORNER OF THE NORTH EAST QUARTER OF SECTION 3 AFORESAID; THENCE NORTH 89 DEGREES 56 MINUTES 42 SECONDS WEST ALONG THE NORTH LINE OF THE NORTH EAST QUARTER OF SECTION 3 AFORESAID 2156.11 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 18 SECONDS WEST AT RIGHT ANGLES THERETO 100.13 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; (SAID POINT OF BEGINNING BEING IN A DIAGONAL LINE DRAWN FROM A POINT "105.00 SOUTH, 2326.55 WEST" TO A POINT "82.00 SOUTH, 1521.25 WEST"); THENCE NORTH 88 DEGREES 25 MINUTES 9

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SECONDS EAST ALONG SAID DIAGONAL LINE 47.76 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 18 SECONDS EAST, 0.06 FEET TO A POINT IN THE SOUTH LINE OF PROPERTY DESCRIBED IN DEED RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 23033339; THENCE SOUTH 88 DEGREES 23 MINUTES 57 SECONDS WEST ALONG SAID SOUTH LINE 98.10 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 18 SECONDS WEST, 0.03 FEET TO A POINT IN THE DIAGONAL LINE HEREINBEFORE DESCRIBED; THENCE NORTH 88 DEGREES 25 MINUTES 09 SECONDS EAST ALONG SAID DIAGONAL LINE 50.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3 - NON-EXCLUSIVE EASEMENT:

NONEXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR THE USE OF THE COMPLETED PORTIONS OF THE COMMON AREA; OPERATION, MAINTENANCE, RECONSTRUCTION AND REPAIR OF THE COMMON AREA; PARKING; ACCESS (EXCEPT AS TO RING ROAD) ABUTMENT OF MALL AND THE LORD AND TAYLOR BUILDING; UTILITIES, MAINTENANCE, REPAIR OR RECONSTRUCTION OF FACILITIES AND STRUCTURES; CONSTRUCTION, RECONSTRUCTION, ERECTION, AND MAINTENANCE OF FOOTINGS, FOUNDATIONS, SUPPORTS, CANOPIES, ROOF AND BUILDING OVERHANGS, AWNINGS, ALARM BELLS, SIGNS, LIGHTS AND LIGHTING DEVICES AND OTHER SIMILAR APPURTENANCES AS CREATED AND DEFINED BY THAT CERTAIN OPERATING AGREEMENT DATED JUNE 17, 1975 AND RECORDED JUNE 24, 1975 AS DOCUMENT NUMBER 23126333, AND RE-RECORDED SEPTEMBER 11, 1975 AS DOCUMENT 23219179, AND RE-RECORDED JANUARY 9, 1976 AS DOCUMENT 23349231, AND FILED NOVEMBER 18, 1975 AS LR 2841284, AND AS AMENDED BY FIRST AMENDMENT TO OPERATING AGREEMENT EXECUTED FEBRUARY 16, 1976 BY AND AMONG HOMART DEVELOPMENT CO., A DELAWARE CORPORATION, SEARS ROEBUCK AND CO., A NEW YORK CORPORATION, ADCOR REALTY CORPORATION, A CORPORATION OF NEW YORK AND CARTER HAWLEY HALE STORES, INC., A CALIFORNIA CORPORATION, AND RECORDED MARCH 4, 1976 AS DOCUMENT 23406570, AND FILED APRIL 2, 1976 AS LR 2862028, WHICH AMENDMENT WAS CORRECTED BY AN INSTRUMENT EXECUTED BY THE ABOVE PARTIES APRIL 5, 1976 AND RECORDED MAY 7, 1976 AS DOCUMENT 23477882, AND RE-RECORDED MAY 20, 1976 AS DOCUMENT 23492076, AND FILED MAY 20, 1976 AS LR 2870558, BY AND AMONG ADCOR REALTY CORPORATION, SEARS ROEBUCK AND CO., HOMART DEVELOPMENT CO., AND CARTER HAWLEY HALE STORES, INC. IN, OVER, UPON AND UNDER THE SHOPPING CENTER SITE AS SHOWN IN THE PLAT ATTACHED TO THE AFORESAID OPERATING AGREEMENT (EXCEPT AS TO THAT PART FALLING IN PARCEL 1), IN COOK COUNTY, ILLINOIS.

AND AS AMENDED BY "SECOND AMENDMENT TO OPERATING AGREEMENT" BY AND AMONG THE FOREGOING PARTIES AND FEDERATED DEPARTMENT STORES, INC., DATED AUGUST 30, 1978 AND RECORDED AUGUST 30, 1978 AS DOCUMENT NO. 24607414, AND FILED AUGUST 30, 1978 AS LR 3043161, AND BY "SUPPLEMENT TO SECOND AMENDMENT TO OPERATING AGREEMENT" DATED AUGUST 30, 1978 AND RECORDED ON AUGUST 30, 1978 AS DOCUMENT NO. 24607415, AND FILED ON

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AUGUST 30, 1978 AS LR 3043162, AND FURTHER AMENDED BY "THIRD AMENDMENT TO OPERATING AGREEMENT" BY AND AMONG THE FOREGOING PARTIES BUT SUBSTITUTING J.C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION FOR SEARS ROEBUCK AND COMPANY, A NEW YORK CORPORATION DATED AS OF NOVEMBER 2, 1983 AND RECORDED JANUARY 26, 1984 AS DOCUMENT 26945586, AND FILED JANUARY 25, 1984 AS DOCUMENT LR3352289, AND AS AMENDED BY DOCUMENT RECORDED NOVEMBER 3, 1998 AS DOCUMENT 98991035, AND RE-RECORDED AUGUST 11, 2000 AS DOCUMENT 00614560, AND RE-RE-RECORDED AUGUST 23, 2000 AS DOCUMENT 00650815.

PIN: 04-03-200 697-0000

Address: 1455 Lake Cook Road, Northbrook, IL 60062

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