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Prepared By:

Hunton & Williams LLP
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Dallas, TX 75202

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/04/2017 02:47 PM PG: 1 OF 3

(Space above this line for Recorder's use)

ASSIGNMENT OF SECURITY INSTRUMENTS

LSTAR I, LLC, a Delaware limited liability company ("Assignor"), having an address of 2711 N. Haskell Avenue, Suite 1700, Dallas, Texas 75204, the holder of:

- That certain **Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing** dated November 15, 2016, executed by **PEPPERCORN 1229, LLC, PEPPERCORN 1248, LLC, PEPPERCORN 1756, LLC, and PEPPERCORN 1658, LLC**, each a Delaware limited liability company ("Borrower"), in favor of LStar Capital Finance II, Inc. and recorded on November 17, 2016 as Document #1632219264 with the Recorder of Deeds of Cook County, State of Illinois (together with any assignments, amendments, renewals, extensions, or modifications thereto, the "Mortgage"); and
- That certain **Assignment of Leases and Rents** dated November 15, 2016, executed by Borrower in favor of LStar Capital Finance II, Inc. and recorded on November 17, 2016 as Document #1632219265 with the Recorder of Deeds of Cook County, State of Illinois (together with any assignments, amendments, renewals, extensions or modifications thereto, the "Assignment");

for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby assign, transfer, set over and convey the Mortgage and the Assignment, and the notes and claims secured thereby, to **LSTAR CAPITAL FINANCE II, INC.**, a Delaware corporation ("Assignee"), with an address of 2711 N. Haskell Avenue, Suite 1700, Dallas, Texas 75204, to have and to hold the same unto Assignee and its successors and permitted assigns forever. This assignment is made without recourse, representations or warranties.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, Assignor has duly executed this assignment as of March 31, 2017.

ASSIGNOR:

LSTAR I, LLC,
a Delaware limited liability company

By: Monica Knake
Name: Monica Knake
Title: Vice President

Witnessed by:

Tanya Dymalew
Name: TANYA DYMALEW

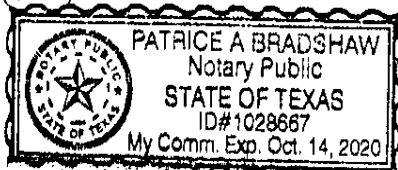
Jonnie L. Callahan
Name: JONNIE L. CALLAHAN

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before me the undersigned, a Notary Public in and for said County and State, on this day personally appeared Monica Knake, the Vice President of LSTAR I, LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and thereupon she acknowledged that she was authorized to execute the within instrument on behalf of said limited liability company, and that she executed said instrument as the voluntary act of the said limited liability company, and for the purposes and consideration expressed therein and in the capacity stated therein.

Given under my hand and seal of office this 20th day of MARCH, A.D., 2017.

(Seal)



Patrice A. Bradshaw Notary Public
(signature of Notary Public)

My Commission Expires: 10-14-2020

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EXHIBIT A

Legal Description

PARCEL 1:

THE WEST 1/2 OF LOT 2 AND LOT 3 (EXCEPT WEST 55 1/2 FEET) IN BLOCK 2 IN WRIGHTS ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 20 IN S. S. HAYE'S SUBDIVISION OF BLOCK 1 IN WRIGHTS ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 6, 7, 8, 9, 10, AND THE WEST 10 FEET 6 7/8 INCHES OF LOT 11 IN J.M. WILSON'S SUBDIVISION OF THE NORTHWEST 1/4 OF BLOCK 33 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 37 TO 42 AND THE WEST 1/2 OF LOT 43, (EXCEPT THAT PART TAKEN FOR ALLEY) IN ROBINSON'S SUBDIVISION OF BLOCK 47 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1229 W. WASHINGTON BLVD., CHICAGO, IL 60607
17-08-338-003-0000 & 17-08-338-004-0000

1248 W. WASHINGTON BLVD., CHICAGO, IL 60607
17-08-330-017-0000

1756 W. LAKE ST., CHICAGO, IL 60612
17-07-414-014-0000; 17-07-414-015-0000; 17-07-414-016-0000; 17-07-414-017-0000;
17-07-414-018-0000; 17-07-414-019-0000; 17-07-414-022-0000; 17-07-414-023-0000;
17-07-414-024-0000; 17-07-414-025-0000; 17-07-414-034-0000; & 17-07-414-035-0000

1658 W. CARROLL ST., CHICAGO, IL 60612
17-07-403-005-0000; 17-07-403-006-0000; 17-07-403-007-0000; 17-07-403-008-0000;
17-07-403-009-0000 & 17-07-403-010-0000