

# UNOFFICIAL COPY

Doc#: 1709708010 Fee: \$60.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/07/2017 09:45 AM Pg: 1 of 7

## ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

CANTOR COMMERCIAL REAL ESTATE LENDING, L.P., a Delaware limited partnership  
(Assignor)

to

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT  
OF THE HOLDERS OF CFCRE 2016-C7 MORTGAGE TRUST COMMERCIAL  
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2016-C7  
(Assignee)

Parcel Number(s): 17-34-411-011; 17-34-412-013; 17-34-412-014  
3857 South Martin Luther King Drive  
City of Chicago  
County of Cook  
State of Illinois

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:

McCoy & Orta, P.C.  
100 North Broadway, 26<sup>th</sup> Floor  
Oklahoma City, Oklahoma 73102  
Telephone: 888-236-0007

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## ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

CANTOR COMMERCIAL REAL ESTATE LENDING, L.P., a Delaware limited partnership, having an address at 110 East 59th Street, 6th Floor, New York, NY 10022, ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF THE HOLDERS OF CFCRE 2016-C7 MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2016-C7, having an address at 9062 Old Annapolis Road, Columbia, MD 21045, ("Assignee"), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

ASSIGNMENT OF LEASES AND RENTS made by 442 STERLING PLACE REALTY LLC, a Delaware limited liability company, JJRD REALTY ASSOCIATES LLC, a Delaware limited liability company and OCEAN AVENUE REALTY LLC, a Delaware limited liability company to CANTOR COMMERCIAL REAL ESTATE LENDING, L.P., a Delaware limited partnership dated as of October 24, 2016 and recorded on October 25, 2016, as Document Number 1629945066 in the Recorder's Office of the Recorder of Deeds of Cook County, Illinois ("Recorder's Office") (as the same has heretofore been amended, modified, restated, supplemented, renewed or extended) ("Assignment of Leases"), securing payment of note(s) of even date therewith, in the original principal amount of \$19,000,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

The Assignment of Leases was assigned to CCRE Loan Seller III, LLC, by assignment instrument(s) recorded in the Recorder's Office simultaneously herewith.

The Assignment of Leases was further assigned to Assignor, by assignment instrument(s) recorded in the Recorder's Office simultaneously herewith.

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

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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]

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5 IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of January, 2017.

**CANTOR COMMERCIAL REAL ESTATE  
LENDING, L.P., a Delaware limited  
partnership**

By: \_\_\_\_\_  
Name: Anthony Orso  
Title: CEO

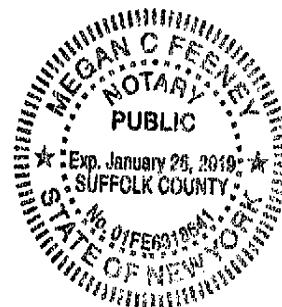
STATE OF NEW YORK           §  
  §  
COUNTY OF NEW YORK       §

On the 5 day of January, 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Anthony Orso, as CEO of Cantor Commercial Real Estate Lending, L.P., a Delaware limited partnership, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
Name of Notary Public  
My Commission Expires

Reference No.: 6263.032  
Matter Name: Mariano's Bronzeville  
Pool: CFCRE 2016-C7



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## EXHIBIT A LEGAL DESCRIPTION

### TRACT 1:

THAT PART OF VARIOUS LOTS, BLOCKS, VACATED STREETS AND ALLEYS IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF EAST PERSHING ROAD, EAST OF SOUTH MARTIN LUTHER KING DRIVE, SOUTH OF EAST 38TH STREET AND WEST OF SOUTH RHODES AVENUE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF EAST PERSHING ROAD AS DEDICATED BY DOCUMENT NO. 12753088 AND THE EAST LINE OF SOUTH MARTIN LUTHER KING DRIVE; THENCE NORTH ALONG THE EAST LINE OF SOUTH MARTIN LUTHER KING DRIVE TO THE SOUTH LINE OF EAST 38TH STREET AS DEDICATED BY DOCUMENT NO. 1507113039; THENCE EAST ALONG SAID SOUTH LINE OF EAST 38TH STREET TO THE WEST LINE OF SOUTH RHODES AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF SOUTH RHODES AVENUE TO THE SAID NORTH LINE OF EAST PERSHING ROAD; THENCE WEST ALONG SAID NORTH LINE OF EAST PERSHING ROAD TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF EAST PERSHING ROAD AS DEDICATED BY DOCUMENT NO. 12753088 AND THE WEST LINE OF SOUTH RHODES AVENUE; THENCE SOUTH 88 DEGREES 43 MINUTES 07 SECONDS WEST, ALONG SAID NORTH LINE OF EAST PERSHING ROAD, 151.79 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 57 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SOUTH MARTIN LUTHER KING DRIVE, 222.82 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 11.01 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 7.00 FEET AND WHOSE CHORD BEARS NORTH 43 DEGREES 39 MINUTES 05 SECONDS EAST, 9.91 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 43 MINUTES 07 SECONDS EAST, 138.09 FEET TO A POINT OF CURVATURE; THENCE EASTERLY 7.17 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 14.00 FEET AND WHOSE CHORD BEARS SOUTH 76 DEGREES 36 MINUTES 05 SECONDS EAST, 7.10 FEET TO A POINT ON THE WEST LINE OF SOUTH RHODES AVENUE; THENCE SOUTH 01 DEGREES 22 MINUTES 15 SECONDS EAST, ALONG SAID WEST LINE OF SOUTH RHODES AVENUE, 228.04 FEET TO THE POINT OF BEGINNING),

ALL IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

PARCEL 1:

LOT 18 IN BLOCK 2 OF ELLIS' WEST ADDITION TO CHICAGO, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PART TAKEN BY DOCUMENT 12753088), IN COOK COUNTY, ILLINOIS;

AND

LOTS 1, 2, AND 3 (EXCEPT THAT PART TAKEN FOR VERNON STREET AND THAT PART TAKEN BY DOCUMENT 12753088) IN W. B. EGAN'S SUBDIVISION OF LOTS 13, 15, 16 AND 17 IN BLOCK 2 IN ELLIS' WEST SUBDIVISION AFORESAID, TOGETHER WITH THE SOUTH HALF OF VACATED 38TH PLACE LYING NORTH OF AND ADJOINING SAID LOTS 1, 2, AND 3 (EXCEPT THAT PART TAKEN FOR VERNON STREET AND THAT PART TAKEN BY DOCUMENT 12753088), AND TOGETHER WITH THE WEST HALF OF VERNON AVENUE LYING EAST OF AND ADJOINING SAID LOTS 1, 2, AND 3 (EXCEPT THAT PART TAKEN FOR VERNON STREET AND THAT PART TAKEN BY DOCUMENT 12753088) AND THE WEST HALF OF VACATED VERNON AVENUE LYING SOUTH OF THE CENTERLINE OF VACATED 38TH PLACE EXTENDED EAST AND NORTH OF THE NORTH LINE OF SAID LOTS 1, 2, AND 3 EXTENDED EAST, IN COOK COUNTY, ILLINOIS;

Reference No.: 6263.032

Matter Name: Mariano's Bronzeville

Pool: CFCRE 2016-C7

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AND

LOTS 20, 21, 22 AND 23 IN W. B. EGAN'S SUBDIVISION OF LOTS 13, 15, 16 AND 17 IN BLOCK 2 IN ELLIS' WEST SUBDIVISION AFORESAID, TOGETHER WITH THE VACATED WEST HALF OF VERNON AVENUE LYING EAST OF AND ADJOINING SAID LOTS 20, 21, 22 AND 23;

AND

LOTS 15, 16, 17, 18, 19, 20 AND 21 IN OWNER'S SUBDIVISION OF SUBLOTS 10 TO 19, BOTH INCLUSIVE, (EXCEPT THAT PART OF SUBLOTS 16 AND 17 TAKEN FOR VERNON AVENUE), ALL IN W. B. EGAN'S SUBDIVISION AFORESAID, TOGETHER WITH THE VACATED WEST HALF OF VERNON AVENUE LYING EAST OF AND ADJOINING SAID LOTS AND THE NORTH HALF OF VACATED 38TH PLACE LYING SOUTH OF AND ADJOINING SAID LOT 15 AND THE WEST HALF OF VACATED VERNON AVENUE LYING SOUTH OF THE SOUTH LINE OF SAID LOT 15 EXTENDED EAST AND NORTH OF THE CENTERLINE OF 38TH PLACE EXTENDED EAST;

AND

THAT PART OF LOT 12, TOGETHER WITH THE VACATED WEST HALF OF VERNON AVENUE LYING EAST OF AND ADJOINING SAID LOT 12, IN BLOCK 2 OF ELLIS' WEST ADDITION TO CHICAGO, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF EAST 38TH STREET AS DEDICATED BY DOCUMENT 1507113039, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 4 (EXCEPT THAT PART TAKEN FOR VERNON STREET) AND LOTS 5 TO 9, BOTH INCLUSIVE, TOGETHER WITH VACATED 38TH PLACE LYING NORTH AND ADJOINING SAID LOTS, IN W. B. EGAN'S SUBDIVISION OF LOTS 13, 15, 16 AND 17 IN BLOCK 2 IN ELLIS' WEST ADDITION TO CHICAGO, SUBDIVISION OF THE WEST 86.06 ACRES OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PART TAKEN BY DOCUMENT 12753088), IN COOK COUNTY, ILLINOIS.

AND

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND THE VACATED 16-FOOT NORTH SOUTH ALLEY IN OWNER'S SUBDIVISION OF SUBLOTS 10 TO 19, BOTH INCLUSIVE, (EXCEPT THAT PART OF SUBLOTS 16 AND 17 TAKEN FOR VERNON AVENUE), ALL IN W. B. EGAN'S SUBDIVISION AFORESAID;

AND

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10 IN SUBDIVISION OF LOT 14 IN BLOCK 2 IN ELLIS' WEST ADDITION TO CHICAGO BY J. M. H. BURGETT;

AND

THAT PART OF LOT 11 (EXCEPT THE WEST 33 FEET OF SAID LOT TAKEN FOR VERNON AVENUE) IN BLOCK 2 IN ELLIS' WEST ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 86.06 ACRES OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF EAST 38TH STREET AS DEDICATED BY DOCUMENT 1507113039, IN COOK COUNTY, ILLINOIS.

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Pool: CFCRE 2016-C7

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EXCEPTING FROM ALL OF THE ABOVE DESCRIBED PROPERTY AS A TRACT, THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF EAST PERSHING ROAD AS DEDICATED BY DOCUMENT NO. 12753088 AND THE WEST LINE OF SOUTH RHODES AVENUE; THENCE SOUTH 88 DEGREES 43 MINUTES 07 SECONDS WEST, ALONG SAID NORTH LINE OF EAST PERSHING ROAD, 151.79 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 57 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SOUTH MARTIN LUTHER KING DRIVE, 222.82 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 11.01 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 7.00 FEET AND WHOSE CHORD BEARS NORTH 43 DEGREES 39 MINUTES 05 SECONDS EAST, 9.91 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 43 MINUTES 07 SECONDS EAST, 138.09 FEET TO A POINT OF CURVATURE; THENCE EASTERLY 7.17 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 14.00 FEET AND WHOSE CHORD BEARS SOUTH 76 DEGREES 36 MINUTES 05 SECONDS EAST, 7.10 FEET TO A POINT ON THE WEST LINE OF SOUTH RHODES AVENUE; THENCE SOUTH 01 DEGREES 22 MINUTES 15 SECONDS EAST, ALONG SAID WEST LINE OF SOUTH RHODES AVENUE, 228.04 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THAT PART OF VACATED SOUTH VERNON AVENUE LYING SOUTH OF THE SOUTH LINE OF EAST 38TH STREET AS DEDICATED BY DOCUMENT 1507113039, AS VACATED BY ORDINANCE RECORDED MARCH 12, 2015 AS DOCUMENT NUMBER 1507113038, IN COOK COUNTY, ILLINOIS.

## TRACT 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, FOR EGRESS, EGRESS, PARKING AND UTILITIES, AS DEFINED IN PARAGRAPH 3 OF THE DECLARATION OF EASEMENTS AND RESTRICTIONS DATED AS OF JUNE 30, 2015 AND RECORDED ON JULY 1, 2015 AS DOCUMENT NO. 1518234073, OVER AND ACROSS THAT PART OF VARIOUS LOTS, BLOCKS, VACATED STREETS AND ALLEYS IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF EAST PERSHING ROAD, EAST OF SOUTH MARTIN LUTHER KING DRIVE, SOUTH OF EAST 38TH STREET AND WEST OF SOUTH RHODES AVENUE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF EAST PERSHING ROAD AS DEDICATED BY DOCUMENT NO. 12753088 AND THE WEST LINE OF SOUTH RHODES AVENUE; THENCE SOUTH 88 DEGREES 43 MINUTES 07 SECONDS WEST, ALONG SAID NORTH LINE OF EAST PERSHING ROAD, 151.79 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 57 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SOUTH MARTIN LUTHER KING DRIVE, 222.82 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 11.01 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 7.00 FEET AND WHOSE CHORD BEARS NORTH 43 DEGREES 39 MINUTES 05 SECONDS EAST, 9.91 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 43 MINUTES 07 SECONDS EAST, 138.09 FEET TO A POINT OF CURVATURE; THENCE EASTERLY 7.17 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 14.00 FEET AND WHOSE CHORD BEARS SOUTH 76 DEGREES 36 MINUTES 05 SECONDS EAST, 7.10 FEET TO A POINT ON THE WEST LINE OF SOUTH RHODES AVENUE; THENCE SOUTH 01 DEGREES 22 MINUTES 15 SECONDS EAST, ALONG SAID WEST LINE OF SOUTH RHODES AVENUE, 228.04 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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