

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/01/2017 11:09 AM Pg: 1 of 5

## **ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING**

**BANK OF AMERICA, N.A.,  
a national banking association  
(Assignor)**

to

**WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN  
STANLEY BANK OF AMERICA MERRILL LYNCH TRUST 2017-C33  
(Assignee)**

Effective as of May 11, 2017

2455 South Damen Avenue, Chicago, IL 60608  
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 MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING**

As of the 11th day of May, 2017, BANK OF AMERICA, N.A., a national banking association, having an address at 214 North Tryon Street, Charlotte, NC 28255, ("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 FOR MORGAN STANLEY BANK OF AMERICA MERRILL LYNCH TRUST 2017-C33, having an address at 1100 North Market Street, Wilmington, DE 19890, ("Assignee"), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING made by NEA CHICAGO MARKETPLACE, LLC, a Delaware limited liability company to Assignor dated as of February 23, 2017 and recorded on March 27, 2017, as Document Number 1708644080 in the Recorder's Office of the Recorder of Deeds 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 \$14,490,000.00, 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 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]

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IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 8 day of May, 2017.

ASSIGNOR:

BANK OF AMERICA, N.A.,  
a national banking association

By:   
Name: **Steven Wasser**  
Title: **Managing Director**

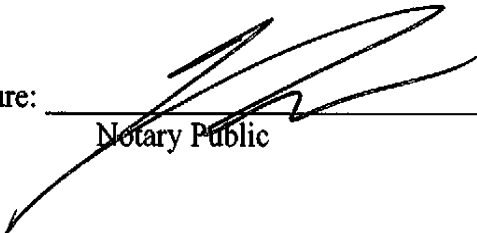
STATE OF NORTH CAROLINA §  
  §  
COUNTY OF MECKLENBURG §

On the 8 day of May, 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Steven Wasser, 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 he/she executed the same in his/her authorized capacity, as Managing Director of Bank of America, N.A., a national banking association, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument, and that such individual made such appearance before the undersigned.

WITNESS my hand and official seal.

My Commission Expires:

**JESSICA FRITTS**  
Notary Public  
Mecklenburg Co., North Carolina  
My Commission Expires July 20, 2019

Signature:   
Notary Public

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## EXHIBIT A

### LEGAL DESCRIPTION

The following tract of land situate in the City of Chicago, the County of Cook, and the State of Illinois, being more particularly described as follows:

#### Parcel 1:

Those lots and parts of Lots 32 through 36, both inclusive, together with a portion of that part of Canal D (now filled) in Block 23 in S.J. Walker's Dock Addition to Chicago, being a subdivision of the East half, North of the river, of Section 30, Township 39 North, Range 14 East of the Third Principal Meridian, all taken as a tract described as follows:

**BEGINNING** at a point on the West line of said Lot 32, said point being 25.00 feet North of the southwest corner thereof,

**THENCE** North 00 degrees 01 minute 08 seconds West, along the West line of said Lots 32 through 36, (being also the easterly line of South Damen Avenue), a distance of 440.00 feet to a line 35.00 feet South from and parallel with the North line of said Lot 36,

**THENCE** South 89 degrees 55 minutes 44 seconds East along said parallel line and the easterly extension thereof, a distance of 268.11 feet, to a line 268.11 feet East from and parallel with said West line of Lots 32 through 36,

**THENCE** South 00 degrees 01 minute 08 seconds East along said parallel line, a distance of 440.21 feet to a line drawn from a point on the West line of said Lot 32, said point being 25.00 feet North of the southwest corner thereof, easterly to a point on the East line of the West 15.00 feet of Lot 7 in said Block 13, said point being 24.72 feet North of the South line of said Lot 7,

**THENCE** North 89 degrees 53 minutes 04 seconds West, along the last described line, a distance of 268.11 feet to the point of **BEGINNING**, in Cook County, Illinois.

#### Parcel 2:

Those parts of Lots 3 through 7, both inclusive, together with a portion of that part of Canal D (now filled) in Block 13 in S.J. Walker's Dock Addition to Chicago, being a subdivision of the East half, North of the River, of Section 30, Township 39 North, Range 14 East of the Third Principal Meridian, all taken as a tract, described as follows:

**BEGINNING** at the intersection of the South line of the North 35.00 feet of said Lot 3 with the East line of the West 15.00 feet of Lots 3 through 7,

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THENCE South 00 degrees 00 minutes 00 seconds East along said East line of the West 15.00 feet of Lots 3 through 7, a distance of 440.28 feet to a line drawn from a point on the West line of Lot 32 in Block 13, said point being 25.00 feet North of the southwest corner thereof, easterly to a point on the East line of the West, 15.00 feet of said Lot 7, said point being 24.72 feet North of the South line of said Lot 7,

THENCE North 89 degrees 53 minutes 04 seconds West along the last described line, a distance of 90.53 feet to a line 258.11 feet East from and parallel with the West line of Lots 32 through 36 in said Block 13,

THENCE North 00 degrees 01 minute 08 seconds West along said parallel line, a distance of 440.21 feet to the westerly extension of the South line of the North 35.00 feet of said Lot 3,

THENCE South 89 degrees 55 minutes 44 seconds East along the last described line, a distance of 90.67 feet to the point of BEGINNING, in Cook County, Illinois.

#### Parcel 3:

Together with terms and provisions of that Declaration of Easements for Ingress, Egress, and Access dated June 30, 2010 and recorded August 10, 2010 as Document No. 1022256015, as amended by Amendment to Declaration of Easements for Ingress, Egress and Access dated August 24, 2012 and recorded September 6, 2012 as Document No. 1225039096 with Cook County Recorder of Deeds, Illinois.

#### Parcel 4:

Together with terms and provisions of that Declaration of Easement for Ingress, Egress and Access and for Maintenance of Stormwater Facilities dated August 24, 2012 and recorded September 6, 2012 as Document No. 1225039097 with Cook County Recorder of Deeds, Illinois.

#### Parcel 5:

Together with terms and conditions of a Lease Agreement by and between Damen, Inc., as Landlord, and Marketplace of Chicago, LLC, as Tenant, as evidenced by a Memorandum of Parking Lot Lease, dated June 30, 2010 and recorded August 10, 2010 as Document No. 1022256014. Said lease was assigned and amended by Assignment and Amendment of Lease by and between 26th & Damen, Inc., an Illinois corporation, Marketplace of Chicago, LLC and Illinois limited liability company and Chicago Marketplace, LLC, an Illinois limited liability company dated August 28, 2012, unrecorded agreement.

Note: For informational purposes only, the land is known as: 2455 South Damen Avenue, Chicago, IL  
As to Parcel 1 and Parcel 2: 17-30-208-018-0000 (Vol. 601)