

# UNOFFICIAL COPY

Doc#: 1719446142 Fee: \$60.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/13/2017 01:26 PM Pg: 1 of 7

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

MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC,  
a New York limited liability company,  
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
and  
CITIGROUP GLOBAL MARKETS REALTY CORP., a New York corporation  
(Assignor)

to

WILMINGTON TRUST, NATIONAL ASSOCIATION, SOLELY IN ITS CAPACITY AS  
TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF CLNS TRUST 2017-  
IKPR, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-  
IKPR  
(Assignee)

Effective as of June 6, 2017

Parcel Number(s): 09-32-201-026-0000  
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

**UNOFFICIAL COPY****ASSIGNMENT OF FEE AND LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING**

As of the 6th day of June, 2017, MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, a New York limited liability company, having an address at 1585 Broadway, New York, NY 10036, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, having an address at 383 Madison Avenue, New York, NY 10179 and CITIGROUP GLOBAL MARKETS REALTY CORP., a New York corporation, having an address at 390 Greenwich Street, 7th Floor, New York, NY 10013, ("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, SOLELY IN ITS CAPACITY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF CLNS TRUST 2017-IKPR, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-IKPR, 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:

FEE AND LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING made by GRAND PRIX CHICAGO LLC, a Delaware limited liability company and GRAND PRIX FIXED LESSEE LLC, a Delaware limited liability company to MORGAN STANLEY BANK N.A., JPMORGAN CHASE BANK, NATIONAL ASSOCIATION and CITIGROUP GLOBAL MARKETS REALTY CORP. dated as of May 9, 2017 and recorded on May 12, 2017, as Document Number 1713216006 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 \$754,000,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

MORGAN STANLEY BANK N.A., a national banking association assigned its interest to MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, a New York limited liability company by assignment instrument(s) recorded simultaneously herewith, in the Recorder's Office.

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 5 day of ~~June~~ <sup>July</sup>, 2017.

**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

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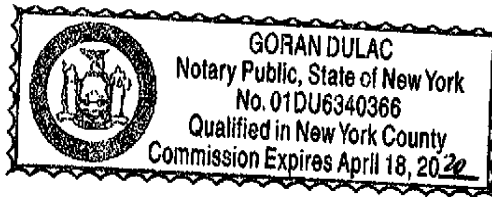
On the 5 day of ~~June~~ <sup>July</sup>, 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Nancy S. Alto, as Vice President of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her 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

*Goran Dulac*

Name of Notary Public


My Commission Expires:



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

**CITIGROUP GLOBAL MARKETS  
REALTY CORP., a New York corporation**

By:   
Name: Ana Rosu Marmann  
Title: Vice President

Property of Cook County Clerk's Office

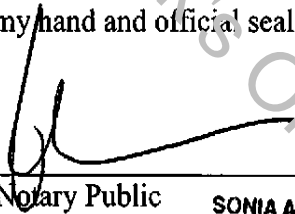
STATE OF NEW YORK

§  
§  
§

COUNTY OF NEW YORK

On the 31<sup>st</sup> day of May, 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Ana Rosu Marmann, as Vice President of CITIGROUP GLOBAL MARKETS REALTY CORP., a New York 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.

Signature:   
Notary Public  
**SONIA AUSTIN-CUTLAW**  
Notary Public, State of New York  
No. 01AU6294366  
Qualified in New York County  
My Commission Expires: Commission Expires Dec. 16, 2017

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## EXHIBIT A

### LEGAL DESCRIPTION

**Parcel 1:**

Lot 1 in Rosemont Center Commercial Development Subdivision, being a subdivision of part of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 41 North, Range 12 East of the Third Principal Meridian, in the Village of Rosemont, Cook County, Illinois, according to the plat thereon recorded March 19, 1997 as Document No. 97-189092, in Cook County, Illinois.

**Parcel 2:**

Non-exclusive easement for the benefit of Parcel 1 created and granted by easement agreement dated March 13, 1997 recorded March 19, 1997 as Document Number 97-189095 from Fujisawa USA, Inc., a Delaware corporation, to Residence Inn by Marriott, Inc., a Delaware corporation, for pedestrian and vehicular ingress, egress, and access in, on, over and across certain driveway improvements to be constructed in the easement area described in Exhibit "D" thereto and described as follows: that part of Lots 2 and 3 in Rosemont Center Commercial Development Subdivision, being a subdivision of part of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 41 North, Range 12 East of the Third Principal Meridian, described as follows: Beginning at the Northwest corner of said Lot 2; thence North 90 degrees 00 minutes 00 seconds East, 25.00 feet along the North line of said Lot 2 to a line 25.00 feet East of and parallel with the northerly west line of said Lot; thence South 00 degrees 00 minutes 00 seconds East; 95.00 feet along said parallel line; thence South 04 degrees 43 minutes 51 seconds West, 145.00 feet to a line 13.00 feet East of and parallel with said northerly west line; thence South 00 degrees 00 minutes 00 seconds East; 163.00 feet along said parallel line; thence South 90 degrees 00 minutes 00 seconds West, 48.00 feet to the southerly west line of said lot; thence North 00 degrees 00 minutes 00 seconds West, 26.00 feet along said southerly west line of said lot; thence North 90 degrees 00 minutes 00 seconds East, 22.00 feet to a line 13.00 feet West of and parallel with said northerly west line, said northerly west line also being the East line of Lot 3 in said subdivision; thence North 00 degrees 00 minutes 00 seconds West, 377.00 feet along said parallel line to the North line of said Lot 3; thence North 90 degrees 00 minutes 00 seconds East, 13.00 feet along the North line of said Lot 3 to said Point of Beginning, in the Village of Rosemont, Cook County, Illinois.

**Parcel 3:**

Non-exclusive easement for the benefit of Parcel 1 created and granted by easement agreement dated March 13, 1997, and recorded March 19, 1997 as Document Number 97-189095 from Fujisawa USA, Inc., a Delaware corporation, to Residence Inn by Marriott, Inc., a Delaware corporation, solely for the purposes of installing, operating, repairing, replacing, and removing a monument sign and related electrical lines to service same, to advertise the improvements on the grantee parcel (and upon an election by grantor thereunder, the grantor parcel), in the easement area described in Exhibit "E" thereto and described as follows: the East 10.00 feet of the West

Property Name: Residence Inn  
Rosemont/O'Hare  
Property Address: 7101 Chestnut Street  
Rosemont, Illinois 60018

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45.00 feet of the South 20.00 feet of the North 27.00 feet of Lot 2 in Rosemont Center Commercial Development Subdivision, being a subdivision of part of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 41 North, Range 12 East of the Third Principal Meridian, in the Village of Rosemont, Cook County, Illinois.

Parcel 4:

Non-exclusive easement for the benefit of Parcel 1 created and granted by Easement Agreement dated March 13, 1997, and recorded March 19, 1997 as Document Number 97-189095 from Fujisawa USA, Inc., a Delaware corporation, to Residence Inn by Marriott, Inc., a Delaware corporation, for vehicular and pedestrian ingress and egress to use Seven (7) parking spaces in an area to be mutually agreed upon between Grantor and Grantee, such parking to be constructed by Grantor on Lot 4 of Grantor Parcel, as more particularly described in Exhibit "G" thereto and described as follows: Lot 4 in Rosemont Center Commercial Development Subdivision, being a subdivision of part of Northeast 1/4 of the Northeast 1/4 of Section 32, Township 41 North, Range 12 East of the Third Principal Meridian, in the Village of Rosemont, Cook County, Illinois.

Parcel 5:

Non-exclusive easement for the benefit of Parcel 1 created and granted by easement agreement dated March 5, 1997, and recorded March 19, 1997 as Document number 97-189096 from Village of Rosemont, Illinois, an Illinois municipal corporation, to Residence Inn by Marriott, Inc., a Delaware corporation, over, across, and upon that portion of the Village parcel described below which shall permit grantee to construct, install, maintain, repair, and replace, if necessary, a storm sewer under and upon said portion of the Village Parcel described below: the west 20.00 feet of the East 300.00 feet of the south 10.00 feet of that part of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 41 North, Range 12 East of the Third Principal Meridian, described as follows: beginning at the intersection of a line 33.00 feet East of and parallel with the west line of the Northeast 1/4 of the Northeast 1/4 of Section 32 aforesaid with a line 50.00 feet South of and parallel with the North line of the Northeast 1/4 of said Section 32; thence East along the last described parallel line, 653.00 feet; thence South, perpendicular to said parallel line, 800.00 feet; thence West, parallel with said North line, to a point on a line 33.00 feet East of and parallel with the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 32, thence North to the Point of Beginning, in Cook County, Illinois.

Map/Parcel ID Number: 09-32-201-026-0000

Property Name: Residence Inn  
Rosemont/O'Hare  
Property Address: 7101 Chestnut Street  
Rosemont, Illinois 60018