

UNOFFICIAL COPY

Doc#: 1804446230 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/13/2018 12:27 PM Pg: 1 of 5

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

**WELLS FARGO BANK, NATIONAL ASSOCIATION,
a national banking association
(Assignor)**

to

**WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT
OF HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2018-BXI,
COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2018-BXI, as
their interests may appear
(Assignee)**

Effective as of January 25, 2018

3100-3250 South Central Ave, Cicero, IL 60204
County of Cook
State of Illinois

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:

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

UNOFFICIAL COPY

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

As of the 25th day of January, 2018, WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association, having an address at Wells Fargo Center, 1901 Harrison Street, 2nd Floor, MAC A0227-020, Oakland, CA 94612 ("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 THE BENEFIT OF HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2018-BXI, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2018-BXI, as their interests may appear, 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 BRE ALPHA INDUSTRIAL PROPERTY OWNER LLC, a Delaware limited liability company to Assignor dated as of November 29, 2017 and recorded on December 4, 2017, as Document Number 1733829068 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 \$192,000,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

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 instrument 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]

UNOFFICIAL COPY

26 IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this
day of January, 2018.

WELLS FARGO BANK, NATIONAL ASSOCIATION,
a national banking association

By: [Signature]
Name: Jacqueline M. Gelman
Title: Vice President

STATE OF ILLINOIS

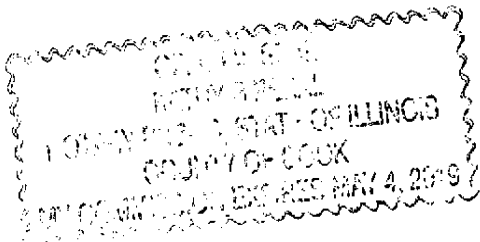
COUNTY OF COOK

§
§
§

On the 26th day of January, 2018, before me, the undersigned, a Notary Public in and for said state, personally appeared Jacqueline M. Gelman, 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, as Vice President of Wells Fargo Bank, National Association, a national banking association, and that by 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:



Signature: [Signature]

Notary Public

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

3100-3250 South Central Avenue
Cicero, IL 60804

Real property in the City of Cicero, County of Cook, State of Illinois, described as follows:

TRACT 1:

THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 32 AFORESAID; THENCE SOUTH ALONG THE EAST LINE THEREOF 148.88 FEET; THENCE WEST AT RIGHT ANGLES TO SAID LINE, 68.26 FEET; THENCE SOUTH PARALLEL TO SAID EAST LINE, 19.52 FEET TO THE NORTH FACE OF A 2 STORY BRICK BUILDING; THENCE WEST ALONG SAID NORTH FACE, 68.85 FEET TO THE NORTHWEST CORNER OF SAID 2 STORY BRICK BUILDING, BEING ALSO AN EAST FACE OF A 3 STORY BRICK BUILDING; THENCE SOUTH ALONG SAID EAST FACE, 2.24 FEET TO THE CENTERLINE OF A PARTY WALL BETWEEN SAID 3 STORY BRICK BUILDING TO THE NORTH AND A 1 STORY BRICK BUILDING TO THE SOUTH; THENCE WEST ALONG SAID CENTERLINE OF PARTY WALL, 120.14 FEET TO THE WEST END THEREOF, BEING A POINT ON BOTH THE WEST FACE OF THE 3 STORY BUILDING AND ON THE NORTH FACE OF THE 1 STORY BRICK BUILDING TO THE WEST; THENCE CONTINUING WEST ALONG SAID NORTH FACE OF THE 1 STORY BUILDING, 149.83 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 171.32 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 32; THENCE EASTERLY ALONG SAID NORTH LINE, 407.08 FEET TO THE POINT OF BEGINNING,

AND ALSO EXCEPTING THEREFROM THAT PART OF THE LAND TAKEN AND USED FOR 31ST STREET AND CENTRAL AVENUE.

TRACT 2:

LOTS 27 TO 33 INCLUSIVE, IN COLUMBUS PARK, A SUBDIVISION OF BLOCK 4 IN BALDWIN'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 19, 1925 AS DOCUMENT 8916225, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

TRACT 3:

EASEMENT FOR THE BENEFIT OF TRACT 1 OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, PARTY WALL AGREEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT 91661944 FOR USE OF STORM SEWERS AND INLETS, TELEPHONE VAULTS, ELECTRIC LINES, AND THE RIGHT TO ENTER WITH NECESSARY PERSONNEL AND EQUIPMENT FOR THE PURPOSE OF WASHING, REPAIRING, MAINTAINING AND REPLACING THE EXTERIOR WALLS, WINDOWS AND EXTERIOR LIGHTING OF THE BUILDINGS LOCATED ON THE LAND, OVER AND ACROSS A PARCEL OF LAND DESCRIBED AS THE EXCEPTION TO TRACT 1 ABOVE.

TRACT 4:

EASEMENT FOR THE BENEFIT OF TRACT 2, PARCEL 1 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND PARKING AS CREATED BY THE DECLARATION AND GRANT OF EASEMENT RECORDED AS DOCUMENT 91661943 AND AMENDED BY DOCUMENT 92084838, OVER LOTS 16 THROUGH 26 IN AFORESAID SUBDIVISION.

TRACT 5:

EASEMENT FOR THE BENEFIT OF TRACT 1 OF PARCEL 1 FOR A RAILROAD LEAD TRACK OR TRACKS AND CONNECTIONS THEREWITH BY PRIVATE SWITCH TRACKS OR SPUR TRACKS AS CREATED BY EASEMENT AGREEMENT RECORDED MAY 18, 1923 AS DOCUMENT 7937380 THROUGH, OVER AND UPON THAT PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE ILLINOIS CENTRAL RAILROAD AND SOUTH AND EASTERLY OF A STRAIGHT LINE DRAWN FROM A POINT IN THE EAST LINE OF SAID WEST 1/2, 110 FEET NORTH OF THE RIGHT OF WAY OF SAID ILLINOIS CENTRAL RAILROAD COMPANY TO A POINT IN THE NORTH LINE OF SAID RIGHT OF WAY 290 FEET (MEASURED ALONG SAID NORTH LINE) WEST OF SAID EAST LINE OF SAID SECTION 32.

Permanent Index Numbers:

16-32-203-036-0000 (Affects Tract 1)
 16-33-100-014-0000 (Affects Lot 27, Tract 2)
 16-33-100-015-0000 (Affects Lot 28, Tract 2)
 16-33-100-016-0000 (Affects Lot 29, Tract 2)
 16-33-100-017-0000 (Affects Lot 30, Tract 2)
 16-33-100-018-0000 (Affects Lot 31, Tract 2)
 16-33-100-019-0000 (Affects Lot 32, Tract 2)
 16-33-100-020-0000 (Affects Lot 33, Tract 2)