

# UNOFFICIAL COPY

Doc#: 1816657005 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/15/2018 09:23 AM Pg: 1 of 4

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

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**  
(Assignor)

to

**WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE  
REGISTERED HOLDERS OF BENCHMARK 2018-B3 COMMERCIAL MORTGAGE  
TRUST, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES  
2018-B3**  
(Assignee)

Effective as of April 16, 2018

Parcel Number(s): 08-27-402-062-0000  
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 MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

As of the 10th day of April, 2018, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, having an address at 383 Madison Avenue, New York, NY 10179 ("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, ON BEHALF OF THE REGISTERED HOLDERS OF BENCHMARK 2018-B3 COMMERCIAL MORTGAGE TRUST, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2018-B3, 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 CHICAGO DRY LL, LLC, a Delaware limited liability company to Assignor dated as of March 2, 2018 and recorded on March 8, 2018, as Document Number 1806706259 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 \$30,883,000.00, 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

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 3 day of May, 2018.

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

By: Nancy S. Alto  
Name: Nancy S. Alto  
Title: Vice President

Property of Cook County Clerk's Office

STATE OF NEW YORK

§  
§  
§

COUNTY OF NEW YORK

On the 3 day of May, 2018, 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 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: Matthew D. Lederman  
Notary Public

My Commission Expires:

**MATTHEW D. LEDERMAN**  
Notary Public, State of New York  
No. 01LE240357  
My Commission expires 05/09/2019

Reference No.: 7088.017  
Matter Name: 1525 Chase Avenue  
Pool: BMARK 2018-B3

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOT 131 (EXCEPT THE WEST 62.85 FEET THEREOF) IN CENTEX INDUSTRIAL PARK UNIT NUMBER 96, BEING A SUBDIVISION IN SECTION 27, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 08-17-102-062-0000

PROPERTY ADDRESS: 1525 CHASE AVENUE, ELK GROVE VILLAGE, COOK COUNTY, IL 60007

Reference No.: 7088.017  
Matter Name: 1525 Chase Avenue  
Pool: BMARK 2018-B3