

UNOFFICIAL COPY

Doc#: 1921908085 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/07/2019 10:05 AM Pg: 1 of 6

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

**BDS III LOAN SELLER LLC, a Delaware limited liability company
(Assignor)**

to

**BDS 2019-FL4 LTD., an exempted company incorporated with limited liability under the laws
of the Cayman Islands
(Assignee)**

Effective as of July 30, 2019

Property Address: 8550 West Bryn Mawr Avenue, Chicago
Parcel Number(s): 12-02-304-009-0000 & 12-02-304-010-0000
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

Effective as of the 30th day of July, 2019, **BDS III LOAN SELLER LLC, a Delaware limited liability company, for the benefit of itself, and for the benefit of any companion participation holder(s)**, having an address at 280 Park Avenue, 28th Floor West, New York, NY 10017, Attention: Kiernan W. Pusey ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to **BDS 2019-FL4 LTD., an exempted company incorporated with limited liability under the laws of the Cayman Islands, for the benefit of itself, and for the benefit of any companion participation holder(s)**, having an address at 280 Park Avenue, 28th Floor West, New York, NY 10017, Attention: Kiernan W. Pusey, with a copy to c/o Walkers Fiduciary Limited, Cayman Corporate Centre, 27 Hospital Road, George Town, Grand Cayman, KY1-9008 Cayman Islands, ("Assignee"), its successors, participants and assigns, without recourse, all right, title and interest of Assignor, except as expressly set forth in that certain Mortgage Asset Purchase Agreement, dated as of July 30, 2019, by and between BDS III Loan Seller LLC, a Delaware limited liability company, BDS 2019-FL4 Ltd., an exempted company incorporated with limited liability under the laws of the Cayman Islands and BDS III PFIT, Inc., a Maryland corporation, and subject to the rights and obligations of any companion participation holder(s) under any related participation agreement(s), in and to that certain:

MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING made by TFO REVA GOLUB IT 2.0, LLC, a Delaware limited liability company to BDS III MORTGAGE CAPITAL B LLC, a Delaware limited liability company dated as of June 28, 2019 and recorded on July 5, 2019, as Document Number 1918633084 in the Recorder's Office of the Recorder of Deeds of Cook County, Illinois ("Recorder's Office"), (as the same may have been amended, modified, restated, supplemented, renewed or extended), securing payment of note(s) of even date therewith, in the principal amount of \$43,400,000.00, and creating a lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

The Mortgage was assigned to BDS III LOAN SELLER LLC, a Delaware limited liability company, by assignment instrument(s) dated as of July 30, 2019 and being 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.

UNOFFICIAL COPY

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]

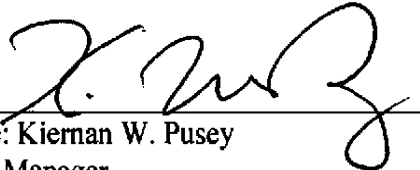
Property of Cook County Clerk's Office

Reference No.: 3219.017
Matter Name: International Tower
CLO: BDS 2019-FL4

UNOFFICIAL COPY

26 IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of July, 2019.

ASSIGNOR:
BDS III LOAN SELLER LLC, a Delaware limited liability company

By: 
Name: Kiernan W. Pusey
Title: Manager

ACKNOWLEDGEMENT

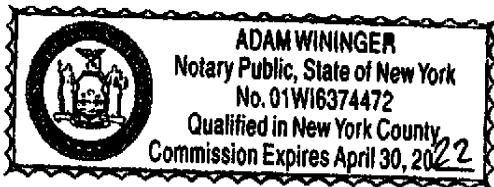
STATE OF NEW YORK

COUNTY OF NEW YORK

On this 26 day of July, 2019, before me, the undersigned, a Notary Public in and for said state, personally appeared Kiernan W. Pusey as Manager of BDS III LOAN SELLER LLC, a Delaware limited liability company, 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 executed the same in his authorized capacity, and that by his 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



My Commission Expires:

04/30/2022

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS.

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH DELPHIA AVENUE, AS PER DOCUMENT 20512648; WITH THE NORTH LINE OF THE SOUTH 50.0 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 88 DEGREES, 10 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 50.0 FEET AFORESAID, A DISTANCE OF 475.0 FEET; THENCE NORTH 01 DEGREES, 50 MINUTES, 00 SECONDS WEST, A DISTANCE OF 459.75 FEET TO THE NORTH LINE OF THE SOUTH 510.03 FEET, (AS MEASURED ON THE WEST LINE) OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AFORESAID; THENCE SOUTH 88 DEGREES, 10 MINUTES, 00 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 510.03 FEET AFORESAID, A DISTANCE OF 196.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 04 MINUTES, 44 SECONDS WEST, A DISTANCE OF 119.34 FEET; THENCE SOUTH 88 DEGREES, 10 MINUTES, 00 SECONDS WEST, A DISTANCE OF 267.80 FEET TO THE EAST LINE OF NORTH DELPHIA AVENUE, AS PER DOCUMENT 20512648; THENCE NORTH 00 DEGREES, 04 MINUTES, 44 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 14.34 FEET; THENCE NORTH 88 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 5.0 FEET TO ANOTHER EAST LINE OF NORTH DELPHIA AVENUE AFORESAID; THENCE NORTH 00 DEGREES, 04 MINUTES, 44 SECONDS EAST ALONG SAID EAST LINE AND ITS NORTHERLY EXTENSION, A DISTANCE OF 195.00 FEET TO THE NORTH LINE OF THE SOUTH 510.03 FEET AFORESAID; THENCE SOUTH 88 DEGREES, 10 MINUTES, 00 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 33.02 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2 AFORESAID; THENCE NORTH 00 DEGREES, 04 MINUTES, 44 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 123.97 FEET; THENCE NORTH 88 DEGREES, 20 MINUTES, 37 SECONDS EAST, A DISTANCE OF 53.38 FEET; THENCE SOUTH 01 DEGREES, 37 MINUTES, 50 SECONDS EAST, A DISTANCE OF 10.36 FEET; THENCE NORTH 88 DEGREES, 22 MINUTES, 10 SECONDS EAST, A DISTANCE OF 147.50 FEET; THENCE NORTH 01 DEGREES, 46 MINUTES, 55 SECONDS WEST, A DISTANCE OF 9.17 FEET; THENCE NORTH 88 DEGREES, 28 MINUTES, 55 SECONDS EAST, A DISTANCE OF 5.48 FEET; THENCE NORTH 01 DEGREES, 45 MINUTES, 00 SECONDS WEST, A DISTANCE OF 0.20 OF A FOOT; THENCE NORTH 88 DEGREES, 15 MINUTES, 00 SECONDS EAST, A DISTANCE OF 89.36 FEET TO THE EAST LINE OF THE WEST 295.63 FEET AFORESAID; THENCE SOUTH 00 DEGREES, 04 MINUTES, 44 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 122.08 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL B:

UNOFFICIAL COPY

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF NORTH DELPHIA AVENUE, AS PER DOCUMENT 20512648, WITH THE NORTH LINE OF THE SOUTH 50.0 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 88 DEGREES, 10 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 50.0 FEET AFORESAID, A DISTANCE OF 475.00 FEET; THENCE NORTH 03 DEGREES, 50 MINUTES, 00 SECONDS WEST, A DISTANCE OF 459.75 FEET TO THE NORTH LINE OF THE SOUTH 510.03 FEET (AS MEASURED ON THE WEST LINE) OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AFORESAID; THENCE SOUTH 88 DEGREES, 10 MINUTES, 00 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 510.03 FEET AFORESAID, A DISTANCE OF 196.86 FEET; THENCE SOUTH 00 DEGREES, 04 MINUTES, 44 SECONDS WEST, A DISTANCE OF 119.34 FEET; THENCE SOUTH 88 DEGREES, 10 MINUTES, 00 SECONDS WEST, A DISTANCE OF 267.80 FEET TO THE EAST LINE OF NORTH DELPHIA AVENUE, AS PER DOCUMENT 20512648; THENCE SOUTH 00 DEGREES, 04 MINUTES, 44 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 165.66 FEET; THENCE NORTH 88 DEGREES, 10 MINUTES, 00 SECONDS EAST, A DISTANCE OF 5.0 FEET TO ANOTHER EAST LINE OF NORTH DELPHIA AVENUE AFORESAID; THENCE SOUTH 00 DEGREES, 04 MINUTES, 44 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 175.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL C:

NON-EXCLUSIVE EASEMENTS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE BY 8550 BRYN MAWR, L.L.C. RECORDED MARCH 17, 1999 AS DOCUMENT 99260848, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS COVENANTS AND RESTRICTIONS RECORDED AUGUST 16, 2000 AS DOCUMENT 00629699.

PARCEL D:

NON-EXCLUSIVE EASEMENTS AS CREATED, LIMITED AND DEFINED IN EASEMENT AGREEMENT IN FAVOR OF DRAKE NORTH INC. AND CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 16, 1959 AND KNOWN AS TRUST NO. 40880, RECORDED APRIL 14, 1960 AS DOCUMENT 17829616.