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Doc#. 1928208041 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 10/09/2019 09:19 AM Pg: 1 of 4

# ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT

ARGENTIC KEAL ESTATE INVESTMENT LLC, a Delaware limited liability company (Assignor)

to

AREIT 2019-CRE3 TRUST, a new dy formed statutory trust created and existing under the laws of the State of Delaware

(Assignee)

Effective as of August 29, 2019

Property Address: 105 North May Street, Chicago 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 AND SECURITY AGREEMENT

Effective as of the 29th day of August, 2019, ARGENTIC REAL ESTATE INVESTMENT LLC, a Delaware limited liability company, having an address at 40 West 57th Street, 29th Floor, New York, NY 10019 ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to AREIT 2019-CRE3 TRUST, a newly formed statutory trust created and existing under the laws of the State of Delaware, having an address at c/o Argentic Real Estate Investment LLC, as Trust Administrator, 40 West 57th Street, 29th Floor, New York, NY 10019, ("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 August 29, 2019, in and to that certain:

MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT made by 105 N. MAY, LLC, a Delaware limited liability company to ARGENTIC REAL ESTATE INVESTMENT LLC, a Delaware limited liability company dated as of July 25, 2019 and recorded on July 26, 2019, as Document Number 1920734101 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) ("Mortgage"), securing payment of note(s) of even date therewith, in the principal amount of \$61,000,000.00, 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 AREIT WH I LLC, a Deleware limited liability company, by assignment instrument(s) dated as of July 26, 2019 and recorded on August 20, 2019, as Document Number 1923245069, in the Recorder's Office.

The Mortgage was further assigned to ARGENTIC REAL ESTATE INVESTMENT LLC, a Delaware limited liability company, by assignment instrument(s) dated as of August 29, 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.

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]

Reference No.: 3222.021

Matter Name: Hyatt House Fulton Market District

CLO: AREIT 2019-CRE3

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

### ARGENTIC REAL ESTATE INVESTMENT LLC, a Delaware limited liability company

By: Argentic Investment Management LLC, its Investment Manager

Authorized Signatory

STATE OF NEW YORK

COUNTY OF NEW YORK

DOOR THE COUNTY OF COUNTY OF COUNTY On the \_\_\_\_\_day of August, 2019, before me, the andersigned, a Notary Public in and for said State, personally appeared Ryan Supple, as Authorized Signatory of Argentic Investment Management LLC, Investment Manager of ARGENTIC REAL ESCATE INVESTMENT LLC, a Delaware limited liability company, 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 he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual a ted executed the instrument.

WITNESS my hand and official seal.

Name of Notary Public

My Commission Expires: 3–28–20

Reference No.: 3222.021

Matter Name: Hyatt House Fulton Market District

CLO: AREIT 2019-CRE3

TONYA C. BRUNDAGE Notary Public, State of New York Registration #018R6539367 Qualified In Queens County ( Commission Expires March 28, 20

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#### **EXHIBIT A**

#### LEGAL DESCRIPTION

Lots 17, 18, 19, 20 and 21 in William J. B. Bunker's Subdivision of Block 43 in Carpenter's Addition to Chicago in Section 8. Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Address: 105 North May Street, Chicago, Illinois

17-c 316-000.

The Or Cook County Clark's Office Tax numbers: 17-08-436-013-0000: 17-08-436-014-0000; 17-08-436-015-0000

& 17-08 +3/5-016-0000

Reference No.: 3222.021

Matter Name: Hvatt House Fulton Market District

CLO: AREIT 2019-CRE3