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Edward M. Moody
Cook County Recorder of Deeds
Date: 01/08/2020 11:18 AM Pg: 1 of 5

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

ACM CRE FUND I-L, LP, a Delaware limited partnership
(Assignor)

to

ACAM 2019-FL1, LTD., an exempted company incorporated in the Cayman Islands with
limited liability
(Assignee)

Effective as of December 17, 2019

Property Address(es): 57-65 East Oak Street, Chicago, IL 60611
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

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

Effective as of the 17th day of December, 2019, **ACM CRE FUND I-L, LP, a Delaware limited partnership**, for the benefit of itself, and for the benefit of any other note holder(s), and for the benefit of any companion participation holder(s), having an address at 444 Madison Avenue, 19th Floor, New York, NY 10022 ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to **ACAM 2019-FL1, LTD., an exempted company incorporated in the Cayman Islands with limited liability**, for the benefit of itself, and for the benefit of any other note holder(s), and for the benefit of any companion participation holder(s), having an address at c/o MaplesFS Limited, P.O. Box 1093, Queen's Gate House, Grand Cayman, Grand Cayman, KY1-1102 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 December 17, 2019, and subject to the rights and obligations of any companion participation holder(s) under any related participation agreement(s), and subject to the rights and obligations of any other note holder(s) under any related co-lender agreement(s), in and to that certain:

MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING made by 65 OAK STREET OWNER, LLC, a Delaware limited liability company to ACM CRE FUND I-L, LP, a Delaware limited partnership, dated as of October 31, 2018 and recorded on November 2, 2018, as Document Number 1830613028 in the Recorder's Office 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 \$60,000,000.00, 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 ACM CRE SELLER 2, LLC, a Delaware limited liability company, by assignment instrument dated as of January 16, 2019 and recorded on January 17, 2019, as Document Number 1901706172, in the Recorder's Office.

The Mortgage was further assigned to ACM CRE FUND I-L, LP, a Delaware limited partnership, by assignment instrument dated as of December 17, 2019 and being recorded prior to the recording of this instrument 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

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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]

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16 IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of December, 2019, to be effective as of the date first written above.

ASSIGNOR:

ACM CRE FUND I-L, LP, a Delaware limited partnership

By: CREST Fund GP, LLC, a Delaware limited liability company, its General Partner

By: Banu Roso
Name: Banu Roso
Title: Authorized Officer

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ACKNOWLEDGMENT

STATE OF NEW YORK

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§
§

COUNTY OF NEW YORK

On the 16 day of December, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Banu Roso, as Authorized Officer of CREST Fund GP, LLC, a Delaware limited liability company, General Partner of ACM CRE FUND I-L, LP, a Delaware limited partnership, 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 acted, executed the instrument.

WITNESS my hand and official seal.

Lisa A. Phelan
Name of Notary Public
My Commission Expires:

Reference No.: 3225.031.1
Matter Name: Oak Street - Promissory Note A-1
CLO: ACAM 2019-FL1

LISA A. PHELAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PH6292618
Qualified in New York County
My Commission Expires 11-04-2021

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOT 6 IN THE NORTH 1/2 OF BLOCK 8 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-03-207-017-0000

PARCEL 2:

LOT 1 IN LAWRENCE'S SUBDIVISION OF PART OF LOT 7 IN SUBDIVISION OF THE NORTH HALF OF BLOCK 8 IN CANAL TRUSTEES SUBDIVISION OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF BLOCK 8 IN CANAL TRUSTEES SUBDIVISION AFORESAID, COMMENCING AT A POINT ON THE NORTH LINE OF SAID BLOCK 340.2 FEET EAST OF THE NORTHWEST CORNER, THENCE EAST ON SAID LINE TO THE NORTHWEST CORNER OF LOT 1 IN LAWRENCE'S SUBDIVISION AFORESAID; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT TO SOUTHWEST CORNER THEREOF; THENCE WEST 33 FEET 9 5/8 INCHES; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF LOT 1 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 17-03-207-018-0000