

# UNOFFICIAL COPY

Doc#: 2001708123 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/17/2020 09:59 AM Pg: 1 of 7

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

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

to

**AREIT 2019-CRE3 TRUST, a newly formed statutory trust created and existing under the laws  
of the State of Delaware  
(Assignee)**

Effective as of August 29, 2019

Property Address: 1101 West Lake Street, Chicago  
Parcel Number(s): 17-08-428-026-1002, 17-08-428-026-1004,  
17-08-426-026-1006 & 17-08-428-025  
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

Effective as of the 29th day of August, 2019, **ARGENTIC REAL ESTATE INVESTMENT 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 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**, for the benefit of itself, and for the benefit of any companion participation holder(s), 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, 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 1101 WEST LAKE BSD, LLC, a Florida limited liability company to ARGENTIC REAL ESTATE INVESTMENT LLC, a Delaware limited liability company dated as of January 15, 2019 and recorded on January 23, 2019, as Document Number 1902333095 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 \$11,000,000.00, 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 Delaware limited liability company, by assignment instrument(s) dated as of February 8, 2019 and recorded on March 19, 2019, as Document Number 1907806078, in the Recorder's Office.

The Mortgage was affected by that certain MORTGAGE AMENDMENT AND SPREADER AGREEMENT dated as of March 15, 2019 and recorded on March 19, 2019, as Document Number 1907806081, 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.

# UNOFFICIAL COPY

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]

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

21 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**

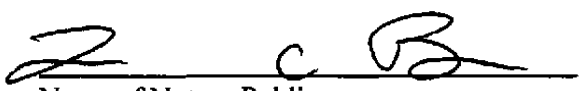
By: Argentic Investment Management LLC, its Investment Manager

By:   
Name: Ryan Supple  
Title: Authorized Signatory

STATE OF NEW YORK           §  
  §  
COUNTY OF NEW YORK       §

On the 21<sup>st</sup> day of August, 2019, before me, the undersigned, 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 ESTATE 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 acted, executed the instrument.

WITNESS my hand and official seal.

  
Name of Notary Public  
My Commission Expires: 3-28-20

Reference No.: 3222.010  
Matter Name: Bond Collective  
CLO: AREIT 2019-CRE3



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

#### First Floor:

##### PARCEL 1:

THAT PART OF LOTS 1 AND 2 IN HAYES AND SHELBY'S SUBDIVISION OF BLOCK 30 IN CARPENTER'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 17.14 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 30.91 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 1 AND 2 IN HAYES AND SHELBY'S SUBDIVISION OF BLOCK 30 IN CARPENTER'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, BEING ALSO THE NORTHWEST CORNER OF A SIX STORY BRICK BUILDING COMMONLY KNOWN AS 1101-09 WEST LAKE STREET IN CHICAGO; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2, BEING ALSO ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 1.80 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.09 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES: EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 50.96 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 12.39 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 7.47 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 14.83 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 6.97 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 18.48 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.28 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 6.76 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 37.53 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 51.92 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 19.14 FEET TO A BEND IN THE WALL; NORTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 189 DEGREES 44 MINUTES 08 SECONDS MEASURED COUNTER-CLOCKWISE, EAST TO NORTHWESTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 13.72; NORTH ALONG A LINE MAKING AN ANGLE OF 100 DEGREES 15 MINUTES 52 SECONDS MEASURED COUNTER CLOCKWISE, SOUTHEASTERLY TO NORTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 15.04 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.41 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.90 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 7.00 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 47.00 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 18.92 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 18.20 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.52 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.80 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.40 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.05 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 12.50 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.61 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 25.08 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 31.82 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.85 FEET; NORTH AT RIGHT ANGLES TO THE LAST

Reference No.: 3222.010

Matter Name: Bond Collective

CLO: AREIT 2019-CRE3

# UNOFFICIAL COPY

DESCRIBED COURSE, A DISTANCE OF 5.13 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.85 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 57.40 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CONTAINED IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED JANUARY 27, 2006 AND RECORDED FEBRUARY 1, 2006 AS DOCUMENT 0603232130 AS AMENDED BY THE FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MAY 6, 2015 AS DOCUMENT NO. 1512816075 AND AS FURTHER AMENDED BY SECOND AMENDMENT RECORDED NOVEMBER 1, 2018 AS DOCUMENT NO. 1830545052, OVER, ON, ACROSS AND THROUGH THE CONDOMINIUM PROPERTY, AS DEFINED THEREIN.

**PARCEL 3:**

THE EXCLUSIVE RIGHT TO THE USE OF G-2 AND G-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 1, 2006 AS DOCUMENT 0603232130, AS AMENDED BY THE FIRST AMENDMENT RECORDED MAY 6, 2015 AS DOCUMENT 1512816075, AND THE SECOND AMENDMENT RECORDED NOVEMBER 1, 2018 AS DOCUMENT 1830545052.

**FOR INFORMATIONAL PURPOSES ONLY:**

THE ADDRESS OF THE PROPERTY IS: 1101 W. LAKE STREET, FIRST FLOOR, CHICAGO, ILLINOIS 60607

PERMANENT INDEX NUMBER: 7 08 428 025

**Second Floor:**

**Parcel 1:**

Unit 2 in the 1101 West Lake Street Condominium as shown on that certain ALTA/ACSM Land Title Survey, dated January 27, 2006, prepared by Professional's Associated Survey, Inc., and being a portion of that certain parcel known as Lots 1 and 2 in Hayes and Shaiby's Subdivision of Block 30 in Carpenter's Addition to Chicago in Section 8, Township 39 North Range 14, East of the Third Principal Meridian in Cook County, Illinois;

Which survey is attached as Exhibit "B" to the Amended and Restated Declaration of Condominium recorded February 1, 2006 as document number 0603232127, and as further amended from time to time, which amends and restates the Declaration of Condominium recorded January 18, 2004 as document 0401644052, together with their undivided percentage interest in the common elements.

**Parcel 2:**

The exclusive right to the use of G-14 and G-15, limited common elements as delineated on the survey attached to the Declaration of Covenants, Conditions, Restrictions and Easements recorded February 1, 2006 as document 0603232130, as amended by the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements recorded May 6, 2015 as document 1512816075, and second amendment recorded November 1, 2018 as document 1830545052.

**Parcel 3:**

Non-exclusive easements for the benefit of Parcel 1 as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements recorded February 1, 2006 as document 0603232130, as amended by the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements recorded May 6, 2015 as document 1512816075, and second amendment recorded November 1, 2018 as document 1830545052, for support, utilities, encroachments, and ingress and egress.

Reference No.: 3222.010

Matter Name: Bond Collective

CLO: AREIT 2019-CRE3

# UNOFFICIAL COPY

For informational purposes only:

Address: 1101 W. Lake Street, Unit 2, Chicago, Illinois 60607 Permanent  
index number: 17 08 428 026 1002

## Floors 4 and 6:

### Parcel 1:

Units 4 and 6 in the 1101 West Lake Street Condominium, as shown on that certain ALTA/ACSM Land Title Survey, dated January 27, 2006, prepared by Professionals Associated Survey, Inc., and being a portion of that certain parcel known as Lots 1 and 2 in Hayes and Shelby's Subdivision of Block 30 in Carpenter's Addition to Chicago in Section 8, Township 39 North Range 14, East of the Third Principal Meridian in Cook County, Illinois;

Which survey is attached as Exhibit "B" to the Amended and Restated Declaration of Condominium recorded February 1, 2006 as document number 0603232127, and as further amended from time to time, which amends and restates the Declaration of Condominium recorded January 18, 2004 as document 0401644052, together with their undivided percentage interest in the common elements.

### Parcel 2:

The exclusive right to the use of G-1, G-12, G-16 and G-17, limited common elements as delineated on the survey attached to the Declaration of Covenants, Conditions, Restrictions and Easements recorded February 1, 2006 as document 0603232130, as amended by the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements recorded May 6, 2015 as document 1512616075, and second amendment recorded November 1, 2018 as document 1830545052.

### Parcel 3:

Non-exclusive easements for the benefit of Parcel 1 as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements recorded February 1, 2006 as document 0603232130, as amended by the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements recorded May 6, 2015 as document 1512616075, and second amendment recorded November 1, 2018 as document 1830545052, for support, utilities, encroachments, and ingress and egress.

For informational purposes only:

Address: 1101 West Lake Street, Units 4 and 6, Chicago, Illinois 60607  
Permanent index numbers: 17 08 428 026 1004 and 17 08 426 026 1006

Reference No.: 3222.010  
Matter Name: Bond Collective  
CLO: AREIT 2019-CRE3