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Edward M. Moody
Cook County Recorder of Deeds
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(Space Above for Recording Use)

**ASSIGNMENT OF FEE AND LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES
AND RENTS, SECURITY AGREEMENT
AND FUTURE FILING**

By

**ATHENE ANNUITY AND LIFE COMPANY, an Iowa corporation ("AAIA Mod"),
ATHENE ANNUITY AND LIFE COMPANY, an Iowa corporation ("AAIA Non Mod") and
ATHENE ANNUITY AND LIFE COMPANY, an Iowa corporation ("AAIA")**

in favor of

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE
REGISTERED HOLDERS OF HAMLET SECURITIZATION TRUST 2020-CRE1,
COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2020-CRE1**

Premises: 1642 East 56th Street & 5307 S. Hyde Park Blvd
Chicago, Illinois
PIN: 20-13-101-020-0000

Dated as of May 29, 2020

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**PREPARED BY AND UPON
RECORDATION RETURN TO:**

U.S. Bank National Association
190 S. LaSalle Street, 7th Floor
Chicago, Illinois 60603
Attention: CMBS – Hamlet Series 2020-CRE1

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

Know all persons by these presents that, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, as of May 29, 2020, **ATHENE ANNUITY AND LIFE COMPANY**, an Iowa corporation ("AAIA Mod"), **ATHENE ANNUITY AND LIFE COMPANY**, an Iowa corporation ("AAIA Non Mod") and **ATHENE ANNUITY AND LIFE COMPANY**, an Iowa corporation ("AAIA") (collectively, "Assignor"), each having an office at c/o Apollo Insurance Solutions Group, LLC, 2121 Rosecrans Avenue, Suite 5300, El Segundo, California 90245, as the holder of the instrument hereinafter described and for valuable consideration, hereby endorses, assigns, sells, transfers and delivers to **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF HAMLET SECURITIZATION TRUST 2020-CRE1, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2020-CRE1**, having an office at 190 S. LaSalle Street, 7th Floor, Chicago, Illinois 60603, its successors, participants and assigns ("Assignee"), all right, title and interest of Assignor in and to the security instruments (collectively, the "Security Instruments") executed by Borrower (as defined on Schedule 1 attached hereto and incorporated herein by reference), and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof, securing the payment of one or more promissory notes made by Borrower payable to the order of Assignor in the aggregate maximum principal amount of SIXTY-ONE MILLION ONE HUNDRED THOUSAND AND 00/100 DOLLARS (\$61,100,000.00).

The purpose of this instrument is to assign the Security Instruments executed by Borrower to Assignee and to release any and all interest Assignor may have in and to the Security Instruments, except any indemnification provisions set forth in the Security Instruments or otherwise agreed in writing among Assignor and Assignee which by their terms would continue to benefit Assignor but only to the extent such rights of Assignor to indemnification arise from events occurring prior to the date hereof and such rights of Assignor are fully subordinated to the interest of Assignee to the extent that there are any claims against the Assignee to which such indemnification provisions set forth in the Security Instruments would apply.

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 is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

This Assignment is made without recourse to or any representation or warranty, express or implied, by Assignor.

TO HAVE AND TO HOLD this Assignment of Security Instruments unto Assignee and to the successors and assigns of Assignee forever.

[signature page follows]

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IN WITNESS WHEREOF, Assignor has caused this instrument to be executed under seal as of the date first above written.

ASSIGNOR:

ATHENE ANNUITY AND LIFE COMPANY

By: Apollo Insurance Solutions Group LP, its investment advisor

By: AISG GP Ltd., its General Partner

By: *Amanda Demers*
Name: Amanda Demers
Title: Authorized Signatory

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[Signature Page to Assignment of Fee and Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing - AAIA Mod, AAIA Non Mod and AAIA (Del Prado Apartment Windermere House)]

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On 5-26-2020 before me, Tamara Therèse Johnson - Notary Public

Date

Here Insert Name and Title of the Officer

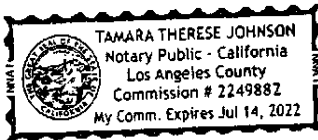
personally appeared Amanda Demers

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

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SCHEDULE I TO ASSIGNMENT OF FEE AND LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

1. Fee and Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated April 25, 2019 by **DEL PRADO, LLC** and **WINDERMERE HOUSE, LLC**, each a Delaware limited liability company (collectively, "Borrower") in favor of Assignor, and recorded on April 29, 2019 in Cook County, Illinois as Document Number 1911934059 (as the same has heretofore been amended, modified, restated, supplemented, assigned, renewed or extended).

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EXHIBIT A

LEGAL DESCRIPTION

Windermere

Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

PARCEL 1:

LOTS 17 TO 22 INCLUSIVE, IN BLOCK 3, IN ILLINOIS CENTRAL SUBDIVISION OF THE WEST PART OF THE SOUTHWEST 14.09 ACRES IN THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST PART OF THE NORTHWEST 17.93 ACRES IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE ESTATE OR INTEREST IN THE LAND BELOW AND COVERED HEREIN IS A LEASEHOLD ESTATE, AS LEASEHOLD ESTATE IS DEFINED IN PARAGRAPH 1 (C) OF THE ALTA FORM 13/13.1, CREATED BY THE INSTRUMENT HEREIN REFERRE4D TO AS THE LEASE, EXECUTED BY SOLSTICE ON THE PARK LLC, AS LESSOR AND WINDERMERE HOUSE LLC AS LESSEE DATED SEPTEMBER 23, 2013 A MEMORANDUM OF WHICH WAS RECORDED OCTOBER 16, 2013 AS DOCUMENT 1328942192 AS AMENDED BY FIRST AMENDMENT RECORDED APRIL 17, 2017 AS DOCUMENT 1710729088 AND BY SECOND AMENDMENT RECORDED JULY 11, 2017 AS DOCUMENT 1719229126, AND FURTHER AFFECTED BY THAT CERTAIN SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED JULY 11, 2017 AS DOCUMENT 1719229127, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF YEARS BEGINNING SEPTEMBER 23, 2013 AND ENDING SEPTEMBER 22, 2112:

LOTS 18 AND 19 IN BLOCK 1 IN ILLINOIS CENTRAL SUBDIVISION OF THE WEST PART OF THE SOUTH WEST 14.09 ACRES IN THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 12, AND THE WEST PART OF THE NORTHWEST 17.93 ACRES IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCLUDING THE WEST 131 FEET OF SAID LOTS 18 AND 19 AND ALSO EXCLUDING THE NORTHERLY 18 FEET OF LOT 18, AS MEASURED PERPENDICULAR TO THE NORTHERLY LINE THEREOF, AS SHOWN ON THE PLAT OF DEDICATIONS RECORDED JUNE 5, 2014 AS DOCUMENT NUMBER 1415618069 AND JUNE 26, 2014 AS DOCUMENT NUMBER 1417718038), IN COOK COUNTY, ILLINOIS.

ALSO

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LOTS 23 TO 26 INCLUSIVE, IN BLOCK 1 IN ILLINOIS CENTRAL SUBDIVISION OF THE WEST PART OF THE SOUTH WEST 14.09 ACRES OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST PART OF THE NORTH WEST 17.93 ACRES IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE VACATED ALLEY LYING IN THAT PART OF BLOCK 1 OF ILLINOIS CENTRAL SUBDIVISION OF THE WEST PART OF THE SOUTHWEST 14.09 ACRES IN THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 12 AND THE WEST PART OF THE NORTHWEST 17.93 ACRES IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ADJACENT TO LOT 19 (EXCLUDING THE WEST 131 FEET OF SAID LOT 19) AND ADJACENT TO LOTS 23, 24, 25 AND 26, VACATED PURSUANT TO ORDINANCE RECORDED JUNE 5, 2014 AS DOCUMENT NUMBER 1415618070, THE PLAT OF WHICH WAS RERECORDED JUNE 26, 2014 AS DOCUMENT NUMBER 1417718039, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 26 OF BLOCK 1 IN SAID ILLINOIS CENTRAL SUBDIVISION; THENCE SOUTH 89°59'34" WEST ALONG THE NORTH LINE OF LOTS 23 TO 26 INCLUSIVE, A DISTANCE OF 200.05 FEET (MEASURED) TO THE NORTHWEST CORNER OF LOT 23 OF BLOCK 1 IN SAID ILLINOIS CENTRAL SUBDIVISION, ALSO BEING THE NORTHEAST CORNER OF LOT 22 OF BLOCK 1 IN SAID ILLINOIS CENTRAL SUBDIVISION, THENCE NORTHERLY TO THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 23 OF BLOCK 1 OF SAID ILLINOIS CENTRAL SUBDIVISION, ALSO BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 22 OF BLOCK 1 OF SAID ILLINOIS CENTRAL SUBDIVISION TO THE SOUTH LINE OF LOT 19 OF BLOCK 1 IN SAID ILLINOIS CENTRAL SUBDIVISION, SAID INTERSECTION BEING 131.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 19 OF BLOCK 1 IN SAID ILLINOIS CENTRAL SUBDIVISION, A DISTANCE OF 16.00 FEET; THENCE NORTH 89°59'34" EAST ALONG THE SOUTH LINE OF LOT 19 OF BLOCK 1 IN SAID ILLINOIS CENTRAL SUBDIVISION, A DISTANCE OF 19.00 FEET TO THE EAST LINE OF THE WEST 150 FEET OF LOT 19 OF BLOCK 1 IN SAID ILLINOIS CENTRAL SUBDIVISION; THENCE CONTINUING NORTH 89°59'34" EAST ALONG THE SOUTH LINE OF LOT 19 OF BLOCK 1 IN SAID ILLINOIS CENTRAL SUBDIVISION TO THE WEST RIGHT OF WAY OF SOUTH CORNELL AVENUE A DISTANCE OF 181.05 FEET (MEASURED); THENCE SOUTH 00°06'59" EAST ALONG THE WEST RIGHT OF WAY OF SOUTH CORNELL AVENUE, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

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A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY SETBACK EASEMENT AGREEMENT DATED JUNE 2, 2014 AND RECORDED JANUARY 12, 2015 AS DOCUMENT 1501219075 FROM THE CITY OF CHICAGO IN TRUST FOR THE USE OF SCHOOLS FOR THE BENEFIT AND USE OF THE BOARD OF EDUCATION OF THE CITY OF CHICAGO TO SOLSTICE ON THE PARK, LLC FOR THE PURPOSE OF UNOBSTRUCTED LIGHT AND AIR OVER THE PROPERTY DESCRIBED THEREIN.

Del Prado

Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

LOT 1 AND LOT 2 (EXCEPT THE SOUTH 6.00 FEET OF SAID LOT 2) IN S.T. COOPER'S SUBDIVISION OF THE WEST 161.00 FEET OF BLOCK 35 IN THE SUBDIVISION OF THE LAND IN THE SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (MARKED GROUNDS OF THE PRESBYTERIAN SEMINARY OF THE NORTHWEST ON PLAT OF THE TOWN OF HYDE PARK RECORDED IN BOOK 143 OF MAPS, PAGE 79) AS SHOWN BY THE PLAT OF COOPER'S SUBDIVISION AFORESAID RECORDED JULY 10, 1912 IN BOOK 115 OF PLATS, PAGE 23 AS DOCUMENT 5003 11, ALL IN COOK COUNTY, ILLINOIS.