

2
UNOFFICIAL COPY



2019647093

Doc# 2019647093 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/14/2020 03:29 PM PG: 1 OF 4

Prepared by:

Duane Morris LLP
Spear Tower
One Market Plaza, Suite 2200
San Francisco, CA 94105-1127
Attn: Kenneth Tze

After recording return to:

LNR Partners, LLC
1601 Washington Avenue, Suite 700
Miami Beach, FL 33139
Attn.: Foreclosure Manager

**ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT
AND OTHER LOAN DOCUMENTS**

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF CITIGROUP COMMERCIAL MORTGAGE TRUST 2017-B1, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-B1 (“Assignor”), having a mailing address of c/o LNR Partners, LLC, 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139, does hereby grant, bargain, sell, assign, deliver, convey, transfer and set over unto CGCMT 2017-B1 WEST IRVING PARK ROAD, LLC, a Delaware limited liability company (“Assignee”), having a mailing address of c/o LNR Partners, LLC, 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139, all of the Assignor’s right, title and interest in and to the Security Instrument described below, as such instrument may from time to time have been amended, assumed, consolidated, modified and/or assigned, and all other loan documents executed in connection therewith, as each such document may have been amended, assumed, consolidated, modified and/or assigned (the “Other Loan Documents”):

That certain Mortgage and Security Agreement, made as of July 21, 2017 (“Security Instrument”), by IRVING PARK PROPERTY HOLDINGS I, LLC, an Illinois limited liability company, in favor of CITI REAL ESTATE FUNDING INC. (“Original Lender”), recorded July 25, 2017, as Instrument No. 1720634076, in the Official Records of Cook County, Illinois (the “Records”). The Security Instrument was assigned by Original Lender to Assignor pursuant to that certain Assignment of Mortgage and Security Agreement, recorded October 23, 2017, as Instrument No. 1729646174, in the Records.

UNOFFICIAL COPY

TOGETHER WITH all rights accrued or to accrue under the Security Instrument and Other Loan Documents, any and all promissory note(s) and the obligations described therein, the debt and claims secured thereby, and all sums of money due and to become due thereon, with interest as provided for therein.

TO HAVE AND TO HOLD the same unto the Assignee and to the successors and assigns of the Assignee forever.

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE AND WITHOUT REPRESENTATION OR WARRANTY, EXPRESS, IMPLIED OR BY OPERATION OF LAW, OF ANY KIND AND NATURE WHATSOEVER.

The Security Instrument assigned hereby encumbers the real property legally described on Exhibit A attached hereto and incorporated herein by this reference.

[END OF TEXT - SIGNATURE AND ACKNOWLEDGMENT PAGES FOLLOW]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, this Assignment has been duly executed on behalf of Assignor on July 7, 2020.

ASSIGNOR:

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF CITIGROUP COMMERCIAL MORTGAGE TRUST 2017-B1, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-B1

By: LNR Partners, LLC, a Florida limited liability company, its Attorney-in-Fact under Limited Power of Attorney dated as of August 29, 2017

By: [Signature]
Name: Arnold Shulkin
Title: Vice President

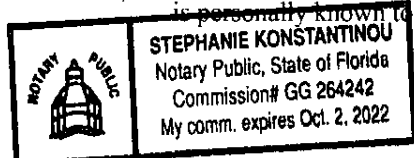
Signed, sealed and delivered in the presence of:

[Signature]
Print Name: Blas Barrero

[Signature]
Print Name: [Signature]

STATE OF FLORIDA)
COUNTY OF Broward) SS:
~~MIAMI-DADE~~)

The foregoing instrument was acknowledged before me this 7th day of July, 2020, by Arnold Shulkin, a Vice President of LNR Partners, LLC, a Florida limited liability company, on behalf of the said limited liability company, as Attorney-in-Fact on behalf of DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF CITIGROUP COMMERCIAL MORTGAGE TRUST 2017-B1, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-B1. Said individual is personally known to me.



[Signature]
Notary Public, State of Florida
Print Name: Stephanie Konstantinou
My Commission Expires: Oct 2 2022

[AFFIX NOTARY STAMP ABOVE]

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 30 TO 38, BOTH INCLUSIVE, AND LOTS 149 TO 171, BOTH INCLUSIVE IN GRAYLAND PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(EXCEPT THE EAST 16.00 FEET OF LOT 160, DEDICATED FOR PUBLIC ALLEY, PER PLAT OF DEDICATION RECORDED AS DOCUMENT 1634345107)

PARCEL 2:

THAT PART OF AN EAST-WEST 16 FOOT WIDE PUBLIC ALLEY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 30 IN GRAYLAND PARK ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1891, AS DOCUMENT 1504286; THENCE SOUTH 1°27'23" EAST, ALONG THE WEST LINE OF LAMON AVENUE, 16.00 FEET TO THE NORTHEAST CORNER OF LOT 171 IN SAID SUBDIVISION; THENCE SOUTH 88°40'09" WEST, ALONG THE NORTH LINE OF LOTS 161 TO 171 (ALSO BEING THE SOUTH LINE OF SAID EAST-WEST 16 FOOT WIDE PUBLIC ALLEY) IN SAID SUBDIVISION, 279.12 FEET TO THE NORTHWEST CORNER OF SAID LOT 161; THENCE NORTH 1°27'23" WEST 16.00 FEET TO THE SOUTHWEST CORNER OF LOT 40 IN SAID SUBDIVISION; THENCE NORTH 88°40'09" EAST, ALONG THE SOUTH LINE OF LOTS 30 TO 40 (ALSO BEING THE NORTH LINE OF SAID EAST-WEST 16 FOOT WIDE PUBLIC ALLEY) IN SAID SUBDIVISION, 279.11 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

PIN: 13-21-202-050-0000

Common Address: 4901 West Irving Park Road, Chicago, IL 60641