

# UNOFFICIAL COPY

**RECORDING REQUESTED BY:**

Ares Commercial Real Estate  
Management LLC  
245 Park Avenue, 42nd Floor  
New York, New York 10167  
Attention: Legal Department

**WHEN RECORDED RETURN TO:**

Ares Commercial Real Estate  
Management LLC  
245 Park Avenue, 42nd Floor  
New York, New York 10167  
Attention: Legal Department

Doc#: 2036601166 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/31/2020 03:15 PM Pg: 1 of 6

THE AREA ABOVE IS RESERVED FOR RECORDERS USE

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

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Property of Cook County Clerk's Office

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Prepared by and return to:

Ares Commercial Real Estate  
Management LLC  
245 Park Avenue, 42nd Floor  
New York, New York 10167  
Attention: Legal Department

GPIN / Tax Parcel Number:  
08-07-403-019-0000

Property Address:  
Atrium Corporate Center  
3800 Golf Road  
Rolling Meadows, Illinois

Loan #40749

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

On January 7, 2020, **ACRC LENDER LLC**, a Delaware limited liability company having an address at 245 Park Avenue, 42nd Floor, New York, New York 10167 ("Assignor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, conveys, assigns and transfers to **ACRC LENDER ML LLC**, a Delaware limited liability company having an address at 245 Park Avenue, 42nd Floor, New York, New York 10167 (together with its successors and assigns, "Assignee"), all right, title and interest of Assignor in, to and under or arising out of those documents described (including the applicable recording information, if available) in Exhibit A attached hereto and made a part hereof (collectively, as amended, modified, restated, replaced, waived, substituted, supplemented or extended from time to time, the "Recorded Loan Documents"), encumbering the real property situated in Cook County, Illinois, as more particularly described on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns, forever.

It is expressly understood that this Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing (as amended, modified, restated, replaced, waived, substituted, supplemented or extended from time to time, this "Assignment") is made by Assignor and assumed without any recourse, representation or warranty of any kind, express or implied.

THIS ASSIGNMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE INTERNAL LAWS OF THE STATE OF ILLINOIS.

Each provision of this Assignment shall be valid and enforceable to the fullest extent permitted by law. If any provision of this Assignment or the application of such provision to any person or circumstances shall, to any extent, be invalid or unenforceable, then the remainder of this Assignment, or the application of such provision to persons or circumstances other than those as

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to which it is held invalid or unenforceable, shall not be affected by such invalidity or unenforceability.

This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

Assignor hereby agrees to execute and deliver such other assignments, instruments, agreements or other documents as Assignee may reasonably request in confirmation of, and/or in furtherance of, the assignment made hereunder.

**[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

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IN WITNESS WHEREOF, Assignor has duly executed this Assignment the 5<sup>th</sup> day of January, 2020.

**ASSIGNOR:**

**ACRC LENDER LLC,**  
a Delaware limited liability company

By: Elaine McKay  
Name: Elaine McKay  
Title: Vice President

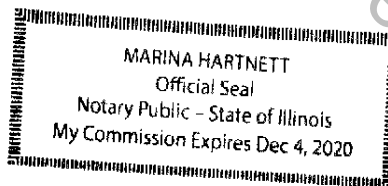
**ACKNOWLEDGMENT**

STATE OF ~~NEW YORK~~ )  
ILLINOIS )  
COUNTY OF ~~NEW YORK~~ )  
COOK )

I, Marina Hartnett, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elaine McKay, the Vice President of ACRC LENDER LLC, a Delaware limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein stated.

GIVEN under my hand and notarial seal this 5<sup>th</sup> day of January, 2020.

Marina Hartnett  
Notary Public  
My Commission Expires: 12-4-20



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## EXHIBIT A

### RECORDED LOAN DOCUMENTS

1. Mortgage, Assignment of Leases and Rents, Security Agreement, and Fixture Filing made by Whetstone Atrium, LLC, a Delaware limited liability company, in favor of ACRC Lender LLC, a Delaware limited liability, dated as of December 19, 2019 and recorded on January 8, 2020 with the Cook County, Illinois Recorder of Deeds as Document Number 2000845127.

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## EXHIBIT B

### LEGAL DESCRIPTION

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

PARCEL 1:

LOT 1 IN 3800 GOLF ROAD SUBDIVISION OF PART OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JANUARY 31, 1996 AS DOCUMENT NO. 96080514, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, TO GO UPON LOT 2 IN 3800 GOLF ROAD SUBDIVISION AFORESAID, FOR THE PURPOSE OF PERFORMING WORK OF CONSTRUCTION AND MAINTENANCE OF BERM IF SUCH WORK IS NOT TIMELY PERFORMED BY THE OWNER OF SAID LOT 2, AS GRANTED IN PARAGRAPH 9.4 OF ARTICLE 9 OF THE DECLARATION AND GRANT OF EASEMENTS, COVENANTS AND RESTRICTIONS EXECUTED BY AT&T CORP., A NEW YORK CORPORATION, DATED JANUARY 26, 1996 AND RECORDED FEBRUARY 9, 1996 AS DOCUMENT NO. 96110279, IN COOK COUNTY, ILLINOIS.

Common Address: 3800 Golf Road, Rolling Meadows, Illinois

Tax PIN: 08-07-403-019-000