

# UNOFFICIAL COPY

Doc#: 2104210090 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/11/2021 11:55 AM Pg: 1 of 6

## ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT

DBR INVESTMENTS CO. LIMITED, a Cayman Islands corporation  
(Assignor)

to

GERMAN AMERICAN CAPITAL CORPORATION, a Maryland corporation  
(Assignee)

Effective as of October 30, 2020

Property Address: 3059-3067 North Elston Avenue, Chicago, IL 60618  
Parcel No(s): 13 25 209 011, 13 25 209 012 and 13 25 209 013  
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

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## ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT

Effective as of the 30th day of October, 2020, DBR INVESTMENTS CO. LIMITED, a Cayman Islands corporation, having an address at 60 Wall Street, 10th Floor, New York, NY 10005 (“Assignor”), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to GERMAN AMERICAN CAPITAL CORPORATION, a Maryland corporation, having an address at 60 Wall Street, 10th Floor, New York, NY 10005 (“Assignee”), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT made by 3059-3067 ELSTON BAKER, LLC, a Delaware limited liability company to Assignor, dated as of September 24, 2020 and recorded on September 29, 2020, as Document Number 2027340036 in the Recorder's Office of Cook County, Illinois (as the same may have been amended, modified, restated, supplemented, renewed or extended), securing payment of note(s) of even date therewith, in the original principal amount of \$7,250,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

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]

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IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 29th day of Dec., 2020.

**DBR INVESTMENTS CO. LIMITED**, a  
Cayman Islands corporation

By:   
Name: Matt Smith  
Title: Director

By:   
Name: Natalie Grainger  
Title: Director

Property of Cook County Clerk's Office

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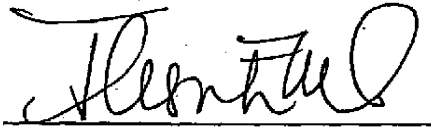
STATE OF NEW YORK

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COUNTY OF NEW YORK

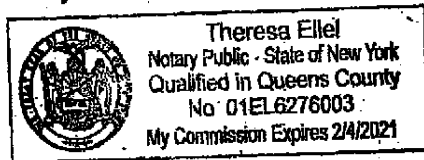
On the 29<sup>th</sup> day of Dec, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared Matt Smith, as Director of DBR Investments Co. Limited, a Cayman Islands corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her 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:



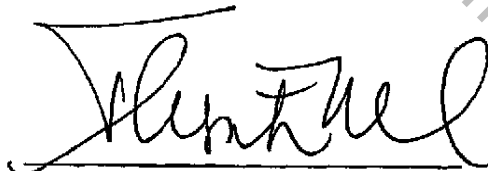
STATE OF NEW YORK

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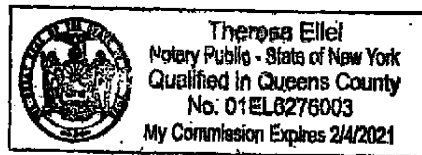
On the 29<sup>th</sup> day of Dec, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared Natalie Grainger, as Director of DBR Investments Co. Limited, a Cayman Islands corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her 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:



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## EXHIBIT A

### LEGAL DESCRIPTION

Parcel 1:

Lots 25 to 29 in Subdivision of part of Lot 1 in Richon and Bauermeisters Subdivision of the West 1/2 of the Northeast 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, lying East of a line parallel to and 655 feet East of the East Line of California Avenue and South of a line parallel to and 466 feet South of the North Line of said Section 25, in Cook County, Illinois.

Parcel 2:

Lot 2 in J. Greenbaum Tanning Company's Resubdivision of Lots 30 to 34, inclusive, Lots 35 to 46, inclusive, Lots 57 to 62, inclusive, Lot 63 (except the North 14 feet of Said Lot 63), together with vacated alley lying between said Lots 37 to 46, inclusive, and Lots 57 to 62, inclusive, in Subdivision of part of Lot 1 in Richon and Bauermeisters Subdivision of the West 1/2 of the Northeast 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, lying East of a line parallel to and 655 feet East of the East Line of California Avenue and South of a line parallel to 466 feet South of the North Line of said Section 25, in Cook County, Illinois.

Parcel 3:

PART OF LOT 1 IN J. GREENBAUM TANNING COMPANY'S RESUBDIVISION OF LOTS 30 TO 34, INCLUSIVE, LOTS 35 TO 46, INCLUSIVE, LOTS 57 TO 62, INCLUSIVE, LOT 63 (EXCEPT THE NORTH 14 FEET OF SAID LOT 63) TOGETHER WITH VACATED ALLEY LYING BETWEEN SAID LOTS 37 TO 46, INCLUSIVE, AND LOTS 57 TO 62, INCLUSIVE, IN SUBDIVISION OF PART OF LOT 1 IN RICHON AND BAUERMEISTERS SUBDIVISION OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE PARALLEL TO AND 655 FEET EAST OF THE EAST LINE OF CALIFORNIA AVENUE AND SOUTH OF A LINE PARALLEL TO 466 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 25, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 IN J. GREENBAUM TANNING COMPANY'S RESUBDIVISION; THENCE NORTH 89°06'14" EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 241.09 FEET TO A POINT ON A LINE 208.65 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOTS 48 TO 56, INCLUSIVE, IN THE SUBDIVISION OF PART OF LOT 1 IN RICHON AND BAUERMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 01°25'39" EAST ALONG SAID PARALLEL LINE 245.85 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1 IN J. GREENBAUM TANNING COMPANY'S RESUBDIVISION; THENCE SOUTH 89°09'41" WEST ALONG SAID SOUTH LINE 86.82 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°56'10" WEST ALONG A WESTERLY LINE OF SAID LOT 1 IN J. GREENBAUM

Reference No.: 8163.008

Matter Name: Tesla Service Center of Chicago

Pool: BMARK 2020-B20

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TANNING COMPANY'S RESUBDIVISION 39.18 FEET; THENCE NORTH 47°50'09"  
WEST ALONG A WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 213.20 FEET;  
THENCE NORTH 01°35'46" WEST ALONG A WESTERLY LINE OF SAID LOT 1 A  
DISTANCE OF 61.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY,  
ILLINOIS.

Street Address: 3059-3067 North Elson Avenue & 2618 West  
Nelson Street, Chicago, Illinois 60618

Permanent Index #: 13 25 209 011  
13 25 209 012  
13 25 209 013

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