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Doc#: 2104217287 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/11/2021 01:18 PM Pg: 1 of 5

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a banking association chartered
under the laws of the United States of America

and

MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC,
a New York limited liability company
(Assignor)

to

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT
OF HOLDERS OF BX COMMERCIAL MORTGAGE TRUST 2020-FOX, COMMERCIAL
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2020-FOX
(Assignee)

Effective as of November 9, 2020

Property Address(es): 3001 Malmo Drive, Mount Prospect, IL 60005
Parcel No(s): 08-23-202-017-0000 and 08-23-202-046-0000
County of Cook
State of Illinois

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:

McCoy & Orta, P.C.
100 North Broadway, 26th Floor
Oklahoma City, Oklahoma 73102
Telephone: 888-236-0007

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

Effective as of the 9th day of November, 2020, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a banking association chartered under the laws of the United States of America, having an address at 383 Madison Avenue, New York, NY 10179 and MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, a New York limited liability company, having an address at 1585 Broadway, New York, NY 10036 (“Assignor”), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF HOLDERS OF BX COMMERCIAL MORTGAGE TRUST 2020-FOX COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2020-FOX, having an address at 9062 Old Annapolis Road, Columbia, MD 21045 (“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, SECURITY AGREEMENT AND FIXTURE FILING made by BRE ALPHA INDUSTRIAL PROPERTY OWNER LLC, a Delaware limited liability company to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a banking association chartered under the laws of the United States of America and MORGAN STANLEY BANK N.A., a national banking association, dated as of November 9, 2020 and recorded on November 17, 2020, as Document Number 2032017030 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 \$741,500,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

MORGAN STANLEY BANK N.A., a national banking association assigned its interest in said instrument to MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, a New York limited liability company by assignment instrument(s) recorded simultaneously herewith, in the Recorder's Office.

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 12 day of November, 2020.

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a banking association chartered under the laws of the United States of America

By: Nancy S. Alto
Name: Nancy S. Alto
Title: Vice President

STATE OF NEW YORK

COUNTY OF NEW YORK

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§

On the 12 day of November, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared Nancy S. Alto, as Vice President of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a banking association chartered under the laws of the United States of America, 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 she executed the same in her capacity, and that by 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.

Signature: Bethany Frank
Notary Public

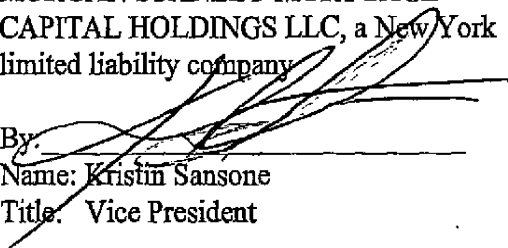
My Commission Expires:

BETHANY FRANK Notary Public, State of New York No. 02FR6341197 Qualified in Nassau County Commission Expires May 2, 2024

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2 IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of November, 2020.

MORGAN STANLEY MORTGAGE
CAPITAL HOLDINGS LLC, a New York
limited liability company

By: 
Name: Kristin Sansone
Title: Vice President

Property of Cook County Clerk's Office

STATE OF NEW YORK

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COUNTY OF NEW YORK

On the 2 day of November, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared Kristin Sansone, as Vice President of MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, 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 she executed the same in her capacity, and that by 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.

My Commission Expires:

Rosalie J. Nester
Notary Public, State of New York
No. 01NE636636B
Qualified in New York County
Commission Expires 10/30/2021

Signature: 
Notary Public

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EXHIBIT A

LEGAL DESCRIPTION

LOT 3 AND THE NORTH 100 FEET OF LOT 2 IN ELMHURST-ALGONQUIN INDUSTRIAL PARK UNIT NUMBER 1, A RESUBDIVISION OF PART OF LOT 3 IN LINNEMAN'S DIVISION OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 1968 AS DOCUMENT NUMBER 20409120, IN COOK COUNTY, ILLINOIS.

PIN: 08-23-202-017-0000 AND 08-23-202-046-0000