

UNOFFICIAL COPY

Doc#: 2112320257 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/03/2021 11:03 AM Pg: 1 of 7

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

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

to

**GERMAN AMERICAN CAPITAL CORPORATION, a Maryland corporation
(Assignee)**

Effective as of December 31, 2020

**Property Address: 290 East Joe Orr Road, Chicago Heights, IL 60411
County of Cook
State of Illinois**

**Permanent Index Numbers: 32-16-400-019-0000; 31-16-400-023-0000; and
32-16-400-017-0000**

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**

UNOFFICIAL COPY

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

Effective as of the 31st day of December, 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, SECURITY AGREEMENT AND FIXTURE FILING made by NM RDY, L.L.C., a Delaware limited liability company to Assignor, dated as of December 10, 2020 and recorded on December 16, 2020, as Document Number 2035122015 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 \$7,150,000.00, 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.

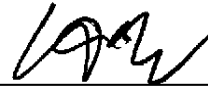
This instrument shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.


[SIGNATURE(S) ON THE FOLLOWING PAGE]

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 27th day of JAN, 2021.

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

UNOFFICIAL COPY

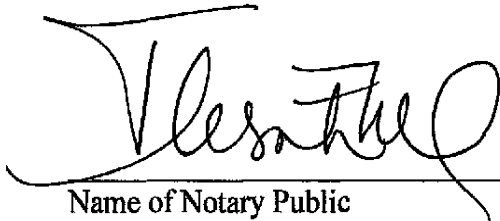
STATE OF NEW YORK

§
§
§

COUNTY OF NEW YORK

On the 27th day of JAN., 2021, 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.

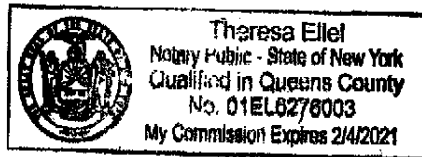

Name of Notary Public

My Commission Expires:

STATE OF NEW YORK

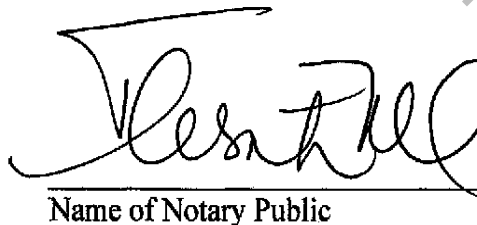
§
§
§

COUNTY OF NEW YORK

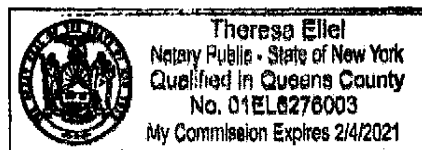


On the 27th day of JAN., 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Natalie Grainger, as Director of DBR Investments Co. Limited, a Cayman Islands corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the individual 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:



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF A LINE 851.0 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SECTION 16 WITH A LINE 50 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SECTION 16; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 80.81 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING; THENCE SOUTHERLY ALONG A STRAIGHT LINE SAID LINE WHICH MAKES AN ANGLE OF 90 DEGREES 20 MINUTES WITH THE LAST DESCRIBED LINE WHEN TURNED FROM WEST TO SOUTH A DISTANCE OF 50 FEET TO A POINT; THENCE WEST ALONG A STRAIGHT LINE A DISTANCE OF 116.54 FEET TO THE POINT OF INTERSECTION WITH A STRAIGHT LINE 140 FEET EASTERLY OF AND PARALLEL TO THE CENTER LINE OF THE SOUTH BOUND MAIN LINE TRACK OF THE CHICAGO AND EASTERN ILLINOIS RAILROAD CO.; THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 504.35 FEET TO A POINT; THENCE SOUTHERLY ALONG A STRAIGHT LINE, SAID LINE WHICH MAKES AN ANGLE OF 164 DEGREES 01 MINUTES 30 SECONDS WITH THE LAST DESCRIBED PARALLEL LINE WHEN TURNED FROM NORTHEAST THROUGH EAST TO SOUTH, A DISTANCE OF 193.44 FEET TO A POINT; THENCE SOUTHERLY ALONG A STRAIGHT LINE A DISTANCE OF 125.18 FEET TO THE POINT OF INTERSECTION WITH A STRAIGHT LINE 351.0 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SECTION 16; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 247.89 FEET TO THE POINT OF INTERSECTION WITH A LINE 100 FEET EASTERLY OF AND PARALLEL TO THE CENTER LINE OF THE SOUTH BOUND MAIN TRACK OF THE CHICAGO AND EASTERN ILLINOIS RAILROAD COMPANY THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 629.10 FEET TO THE POINT OF INTERSECTION WITH A STRAIGHT LINE 50 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SAID SECTION 16; THENCE EAST ALONG THE LAST PARALLEL LINE A DISTANCE OF 134.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

UNOFFICIAL COPY

BEGINNING AT A POINT OF CURVE ON A LINE 851 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTERLINE OF SECTION 16, AND SAID LINE ALSO BEING 88 FEET WEST OF AND PARALLEL TO THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO HEIGHTS TERMINAL TRANSFER RAILROAD COMPANY, SAID POINT BEING 1,650 FEET SOUTH OF THE EAST AND WEST CENTERLINE OF SECTION 16; THENCE SOUTHWESTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTHEAST, AND HAVING A RADIUS OF 509.92 FEET, AN ARC DISTANCE OF 803.33 FEET TO A POINT OF TANGENT WITH A LINE 100 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF THE CHICAGO HEIGHTS TERMINAL TRANSFER RAILROAD COMPANY MAIN LINE TRACK, THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 715.05 FEET TO THE POINT OF INTERSECTION WITH A LINE 150 FEET EASTERLY OF AND PARALLEL TO THE CENTER LINE OF THE SOUTH BOUND MAIN TRACK OF THE CHICAGO EASTERN ILLINOIS RAILROAD; THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED PARALLEL LINE, SAID LINE MAKING AN ANGLE OF 63 DEGREES 15 MINUTES 40 SECONDS WITH THE LAST DESCRIBED LINE WHEN TURNED FROM THE EAST TO THE NORTH, A DISTANCE OF 1,602.15 FEET TO A POINT ON A LINE 351 FEET EAST OF AND PARALLEL WITH THE AFOREMENTIONED NORTH AND SOUTH CENTER LINE OF SECTION 16; THENCE SOUTH ALONG SAID PARALLEL LINE WHICH MAKES AN ANGLE OF 26 DEGREES 59 MINUTES 20 SECONDS WITH THE LAST DESCRIBED LINE WHEN TURNED FROM THE SOUTHWEST TO THE SOUTH, A DISTANCE OF 920.80 FEET TO A POINT; THENCE EAST ALONG A STRAIGHT LINE WHICH MAKES AN ANGLE OF 90 DEGREES WITH THE LAST DESCRIBED LINE WHEN TURNED FROM THE NORTH TO THE EAST, A DISTANCE OF 500 FEET TO THE POINT OF BEGINNING; (EXCEPTING THEREFROM ALL THAT PART OF THE ABOVE DESCRIBED PARCEL LYING EAST OF THE AFOREMENTIONED LINE DRAWN PARALLEL WITH, AND 351 FEET EAST OF THE NORTH AND SOUTH CENTERLINE OF SECTION 16), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT INTERSECTION OF A STRAIGHT LINE WHICH IS 100 FEET NORTH OF AND PARALLEL TO CENTER LINE OF THE MAIN EAST AND WEST TRACK OF THE CHICAGO HEIGHTS TERMINAL TRANSFER RAILROAD COMPANY AND SAID LINE EXTENDED WEST, AND A STRAIGHT LINE WHICH IS 150 FEET EASTERLY OF AND PARALLEL TO THE CENTERLINE OF THE SOUTH BOUND MAIN LINE TRACK OF THE CHICAGO AND EASTERN ILLINOIS RAILROAD; THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 78.38 FEET TO A POINT ON A STRAIGHT LINE WHICH IS 30 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN EAST AND WEST TRACK OF THE CHICAGO HEIGHTS TERMINAL TRANSFER RAILROAD COMPANY, AND SAID LINE EXTENDED WEST; THENCE EAST ALONG SAID PARALLEL LINE A DISTANCE OF

UNOFFICIAL COPY

854.27 FEET TO A POINT WHICH IS 442.80 FEET EAST OF THE NORTH AND SOUTH CENTER LINE OF SECTION 16, AS MEASURED ALONG SAID PARALLEL LINE; THENCE NORTH ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE OF 90 DEGREES WITH THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 80.68 FEET TO THE POINT OF INTERSECTION OF SAID STRAIGHT LINE WITH A CURVED LINE, CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 509.92 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVED LINE, HAVING A CHORD DIMENSION OF 103.95 FEET, TO THE POINT OF TANGENCY OF SAID CURVED LINE WITH A STRAIGHT LINE WHICH IS 100 FEET, NORTH OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN EAST AND WEST TRACK OF THE CHICAGO HEIGHTS TERMINAL TRANSFER RAILROAD COMPANY AND SAID CENTER LINE EXTENDED WEST; THENCE WEST ALONG THE AFOREDESCRIBED PARALLEL LINE AND SAID LINE EXTENDED, A DISTANCE OF 715.05 FEET, TO THE POINT OF BEGINNING; (EXCEPTING THEREFROM ALL THAT PART OF THE ABOVE DESCRIBED PARCEL LYING EAST OF A LINE DRAWN PARALLEL WITH AND 351.00 FEET EAST OF THE NORTH AND SOUTH CENTERLINE OF SECTION 16), IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 32-16-400-019-0000; 32-16-400-023-0000; and 32-16-400-017-0000