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Karen A. Yarbrough
Cook County Clerk
Date: 05/04/2021 08:29 AM Pg: 1 of 5

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 February 18, 2021

Property Address(es): 320 West Golf Road, Schaumburg, IL 60195
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 AND SECURITY AGREEMENT

Effective as of the 18th day of February, 2021, 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 SENTINEL TESLA I OWNER, LLC, a Delaware limited liability company to Assignor, dated as of January 11, 2021 and recorded on January 21, 2021, as Document Number 2102113022 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 \$6,800,000.00, 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 11th day of March, 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

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STATE OF NEW YORK

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§
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COUNTY OF NEW YORK

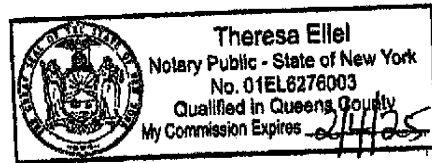
On the 14th day of March, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Matt Smith, as Director of DBR Investments Co. Limited, a Cayman Islands corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the individual 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:



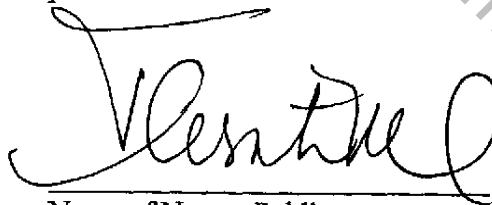
STATE OF NEW YORK

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§

COUNTY OF NEW YORK

On the 14th day of March, 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:



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EXHIBIT A

LEGAL DESCRIPTION

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

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 56.40 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF GOLF ROAD (ROUTE 58) AS DEDICATED BY DOCUMENT 10488001, A DISTANCE OF 250 FEET TO A POINT OF BEGINNING; THENCE EASTERLY ALONG SAID NORTH LINE OF GOLF ROAD A DISTANCE OF 300 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 400 FEET TO A POINT; THENCE WESTERLY ALONG A LINE PARALLEL TO SAID NORTH LINE OF GOLF ROAD A DISTANCE OF 300 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 400 FEET, MORE OR LESS, TO A POINT OF BEGINNING, EXCEPTING FROM SAID TRACT OF LAND THE SOUTH 20 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

Parcel Index Number: 07-10-300-028-0000

TO SUBORDINATION, ASSIGNMENT AND NON-DISTURBANCE AGREEMENT LEGAL DESCRIPTION OF PROPERTY

Property located in the City of Schaumburg, Cook County, Illinois, more fully described as:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 56.40 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4;

THENCE EASTERLY ALONG THE NORTH LINE OF GOLF ROAD (ROUTE 58) AS DEDICATED BY DOCUMENT 10488001, A DISTANCE OF 250 FEET TO A POINT OF BEGINNING;

THENCE EASTERLY ALONG SAID NORTH LINE OF GOLF ROAD A DISTANCE OF 300 FEET TO A POINT;

THENCE NORTHERLY ALONG A LONG PARALLEL TO THE WEST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 400 FEET TO A POINT;

THENCE WESTERLY ALONG A LINE PARALLEL TO SAID NORTH LINE OF GOLF ROAD A DISTANCE OF 300 FEET TO A POINT;

THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 400 FEET, MORE OR LESS, TO A POINT OF BEGINNING, EXCEPTING FROM SAID TRACT OF LAND THE SOUTH 20 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

07-10-300-028

Reference No.: 8168.009
Matter Name: Tesla Schaumburg
Pool: BMARK 2021-B23