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EXECUTION VERSION



Doc# 2128647005 Fee \$82.00

RHSP FEE:\$9.00 RPRF FEE:--\$1:00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/13/2021 10:49 AM PG: 1 OF 14

RECORD AND RETURN TO:

RECORD & RETURN TO
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P.O. BOX 29071
Glendale, CA 91209-9071
82792743-IL550-Cook County

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

made by

TIMBERCREEK REAL ESTATE FINANCE U.S. HOLDING LP,
a Delaware limited partnership, as assignor

to

TREF US SELLER LP,
a Delaware limited partnership, as assignee,

Dated: as of May 18, 2021

Property: 770 Halsted Street -and- 813 North Peoria
Street
Chicago, Illinois

PIN Nos.: 17-08-210-006-0000; 17-08-210-008-0000; 17-08-210-009-0000;
17-05-425-007-0000; 17-05-425-008-0000; 17-05-425-009-0000;
17-05-425-010-0000; 17-05-425-019-0000; 17-05-500-048-0000

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

THIS ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING, dated as of May 18, 2021 (“**Assignment**”), is made by **TIMBERCREEK REAL ESTATE FINANCE U.S. HOLDING LP**, a Delaware limited partnership (“**Assignor**”), having an address at 25 Price Street, Toronto, Ontario, M4W 1Z1, to **TREF US SELLER LP**, a Delaware limited partnership (“**Assignee**”), having an address at 25 Price Street, Toronto, ON M4W 1Z1.

WITNESSETH, that Assignor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby sells, transfers, assigns, delivers, sets-over and conveys unto Assignee, all of Assignor’s right, title and interest in and to the instrument more particularly described on Schedule I, attached hereto and made a part hereof (the “**Mortgage**”), encumbering certain real property more particularly described on Exhibit A, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the Assignee and to the successors, legal representatives and assigns of Assignee forever;

IT BEING EXPRESSLY UNDERSTOOD AND AGREED that, except as specifically set forth herein, this Assignment is made without recourse to Assignor and without covenant, representation or warranty, express or implied by Assignor.

This Assignment shall be governed by, and construed in accordance with, the laws of the State of Illinois.

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EXHIBIT A

LEGAL DESCRIPTION

(770 HALSTED STREET -AND- 813 NORTH PEORIA STREET)

Lots 1 through 8 both inclusive, in J.A. Yale's Resubdivision of Lots 10 through 12 and the North 10 feet of Lots 13 and 14 of Block 12 of Wight's Addition to Chicago, in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

As surveyed legal description of Parcel 1 also described as follows:

A TRACT OF LAND IN J.A. YALE'S RESUBDIVISION OF LOTS 10 THROUGH 12 AND THE NORTH 10 FEET OF LOTS 13 AND 14 OF BLOCK 12 OF WIGHT'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8 IN SAID J.A. YALE'S RESUBDIVISION, BEING ALSO THE SOUTHWEST CORNER OF SAID BLOCK 12 AND ALSO THE NORTHEAST CORNER OF WEST CHICAGO AVENUE AND NORTH PEORIA STREET; THENCE NORTH 00 DEGREES 19 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF SAID NORTH PEORIA STREET A DISTANCE OF 110.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE NORTH 89 DEGREES 56 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF LOTS 8, 7, 6 AND 5 OF SAID YALE'S RESUBDIVISION A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 00 DEGREES 19 MINUTES 02 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 5 A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 4 IN SAID YALE'S RESUBDIVISION; THENCE NORTH 89 DEGREES 56 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF LOTS 4, 3, 2 AND 1 IN SAID YALE'S RESUBDIVISION A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 19 MINUTES 02 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BEING ALSO THE NORTHWEST CORNER OF NORTH GREEN STREET AND WEST CHICAGO AVENUE; THENCE SOUTH 89 DEGREES 56 MINUTES 52 SECONDS WEST ALONG THE NORTH LINE OF SAID WEST CHICAGO AVENUE, BEING ALSO THE SOUTH LINE OF SAID LOTS 1 THROUGH 8 IN SAID YALE'S RESUBDIVISION, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

That part of Lots 3, 6, 7, 8 and 9 in Block 12 of Wight's Addition to Chicago, lying South West of a line commencing at a point on the South Line of Lot 9, 4.66 feet West of the Southeast corner of Lot 9 running thence Northwesterly in a straight line to a point in the West Line of Lot 3, 17.2 feet North of the Southwest Corner of Lot 3, all in the Southeast 1/4 of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

As surveyed legal description of Parcel 2 also described as follows:

A TRACT OF LAND IN BLOCK 12 OF WIGHT'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 12, BEING ALSO THE SOUTHEAST CORNER OF LOT 1 IN J.A. YALE'S RESUBDIVISION OF LOTS 10 THROUGH 12 AND THE NORTH 10 FEET OF LOTS 13 AND 14 OF BLOCK 12 OF WIGHT'S ADDITION TO CHICAGO, AND ALSO BEING THE NORTHWEST CORNER OF WEST CHICAGO AVENUE AND NORTH GREEN STREET; THENCE NORTH 00 DEGREES 19 MINUTES 02 SECONDS WEST ALONG THE WEST LINE OF SAID NORTH GREEN STREET, BEING ALSO THE EAST LINE OF SAID LOT 1 AND BLOCK 12, A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT 9 IN SAID WIGHT'S ADDITION TO CHICAGO; THENCE SOUTH 89 DEGREES 56 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 4.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 56 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 95.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 00 DEGREES 19 MINUTES 02 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 9 A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9, BEING ALSO THE SOUTHEAST CORNER OF LOT 7 IN SAID WIGHT'S ADDITION; THENCE SOUTH 89 DEGREES 56 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, BEING ALSO THE EAST LINE OF NORTH PEORIA STREET; THENCE NORTH 00 DEGREES 19 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF SAID NORTH PEORIA STREET A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 3 IN SAID WIGHT'S ADDITION; THENCE CONTINUING NORTH 00 DEGREES 19 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF SAID NORTH PEORIA STREET A DISTANCE OF 17.20 FEET TO A POINT; THENCE SOUTH 49 DEGREES 36 MINUTES 09 SECONDS EAST A DISTANCE OF 257.71 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

The West 1/2 of green street lying East of and adjoining Lot 1 in Block 12 of Wight's Addition to Chicago in the Southeast 1/4 of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

As surveyed legal description of Parcel 3 also described as follows:

A TRACT OF LAND IN BLOCKS 12 OF WIGHT'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 12, BEING ALSO THE SOUTHEAST CORNER OF LOT 1 IN J.A. YALE'S RESUBDIVISION OF LOTS 10 THROUGH 12 AND THE NORTH 10 FEET OF LOTS 13 AND 14 OF BLOCK 12 OF WIGHT'S ADDITION TO CHICAGO, AND ALSO BEING THE NORTHWEST CORNER OF WEST CHICAGO AVENUE AND NORTH GREEN STREET; THENCE NORTH 00 DEGREES 19 MINUTES 02 SECONDS WEST ALONG THE WEST LINE OF SAID NORTH GREEN STREET, BEING ALSO THE EAST LINE OF SAID LOT 1 AND BLOCK 12, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 1; THENCE NORTH 89 DEGREES 56 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 EXTENDED EAST A DISTANCE OF 40.00 FEET TO THE CENTER LINE OF SAID NORTH GREEN STREET; THENCE SOUTH 00 DEGREES 19 MINUTES 02 SECONDS EAST ALONG THE CENTER LINE OF SAID NORTH GREEN STREET A DISTANCE OF 60.00 FEET TO THE NORTH LINE OF SAID WEST CHICAGO AVENUE; THENCE SOUTH 89 DEGREES 56 MINUTES 52 SECONDS WEST ALONG THE NORTH LINE OF SAID WEST CHICAGO AVENUE A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

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PARCEL 4:

That part of Lots 3, 5, 6, 7, 8 and 9 in Block 12, Lots 10, 11 and 14 in Block 13 and that part of vacated North Green Street lying between said Blocks 12 and 13, all in Wight's Addition to Chicago in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows:

Beginning at a point on the West Line of Lot 3 in said Block 12, Distant 17.2 Feet North of the Southwest corner of Said Lot 3; thence Southeasterly along a straight line forming an angle of 49 degrees 54 minutes, measured from South to East from the West Line of Said Lot 3, a distance of 108.54 feet; thence right 1 degree 02 minutes a distance of 22.50 feet to a point on the West Line of Lot 8 in said Block 12, Distant 33.02 Feet North of the Southwest corner of Said Lot 8; thence Southeasterly along a straight line a distance of 50.76 feet to a point on the North Line of Lot 9 in said Block 12, Distant 61.66 Feet West of the Northeast corner of Said Lot 9; thence Southeasterly along a straight line to a point on the South Line of Said Lot 9, Distant 4.66 Feet West of the Southeast corner of Said Lot 9; thence Easterly along said South Line of Lot 9, and the Easterly extension thereof, a distance of 44.66 feet, more or less, to a point on the center line of North Green Street; thence South Along said center line of North Green Street, a distance of 60 feet, more or less, to a point on the North Line of West Chicago Avenue; thence South 89 degrees 41 minutes East on said North Line, 114.66 feet to a point in a line that is 15.0 feet Southwesterly of and parallel with the center line of most Southwesterly track I.C.C. #44 of the Chicago and North Western Transportation Company; thence Northwesterly on the following two courses, being 15 feet Southwesterly of said center line of Said Track: (1) Northwesterly on a curved line, convex to the Northeast, and having a radius of 1417.69 feet, an arc length of 179.17 feet, whose chord length is 179.05 feet and bears North 48 degrees 27 minutes 20 Seconds West; (2) Northwesterly on a curved line, convex to the Northeast and having a radius of 2849.93 feet, an arc length of 260.59 feet, whose chord length is 260.44 feet, and bears North 57 degrees 54 minutes 34 seconds West to a point in said West Line of Lot 3; thence due South on said line, 27.94 feet, more or less, to the place of beginning, in Cook County, Illinois; also, that part of Lots 3, 6, 7, 8 and 9 in Block 12, in Wight's Addition Of Chicago in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, bound and described as follows:

commencing at a point on the West Line of Lot 3 in said Block 12, Distant 17.20 Feet North of the Southwest corner of Said Lot 3; thence Southeasterly along a straight line forming an angle of 49 degrees 54 minutes, measured from South to East from the West Line of Said Lot 3, a distance of 12.13 feet to the point of beginning of the parcel to be described; thence continuing along said last described line a distance of 96.41 feet; thence right 1 degree 02 minutes, a distance of 22.50 feet to a point of the West Line of Lot 8 in said Block 12, Distant 33.02 North of the Southwest corner of Said Lot 8; Thence Southeasterly along a straight line a distance of 50.76 feet to a point on the North Line of Lot 9 in said Block 12, Distant 61.66 Feet West of the Northeast corner of Said Lot 9; thence Southeasterly along a straight line to a point on the South Line of Said Lot 9, Distant 4.66 Feet West of the Southeast corner of Said Lot 9; thence Northwesterly along a straight line to the point of beginning.

As surveyed legal description of Parcel 4 also described as follows:

A TRACT OF LAND IN BLOCKS 12 AND 13, INCLUDING THAT PART OF VACATED NORTH GREEN STREET LYING BETWEEN SAID BLOCKS 12 AND 13, ALL IN WIGHT'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 12, BEING ALSO THE NORTHEAST CORNER OF WEST CHICAGO AVENUE AND NORTH PEORIA STREET; THENCE NORTH 00 DEGREES 19 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF SAID NORTH PEORIA STREET A DISTANCE OF 227.20 FEET TO A POINT 17.20 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 3 IN SAID WIGHT'S ADDITION TO CHICAGO SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 19 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF SAID NORTH PEORIA STREET A DISTANCE OF 27.80 FEET TO A POINT; THENCE SOUTHEASTERLY ON THE FOLLOWING TWO COURSES, BEING 15 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF MOST SOUTHWESTERLY TRACK I.C.C. #44 OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY: (1) SOUTHEASTERLY ON A CURVED LINE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 2849.93 FEET, AN ARC LENGTH OF 260.26 FEET, WHOSE CHORD LENGTH IS 260.17 FEET, AND BEARING SOUTH 58 DEGREES 16 MINUTES 42 SECONDS EAST; (2) SOUTHEASTERLY ON A CURVED LINE, CONVEX TO THE NORTHEAST, AND HAVING A RADIUS OF 1417.69 FEET, AN ARC LENGTH OF 179.17 FEET, WHOSE CHORD LENGTH IS 179.05 FEET AND BEARING SOUTH 48 DEGREES 49 MINUTES 28 SECONDS EAST, TO POINT ON THE NORTH LINE OF SAID WEST CHICAGO AVENUE DISTANT 114.66 FEET EAST OF THE CENTER LINE OF NORTH GREEN STREET; THENCE SOUTH 89 DEGREES 56 MINUTES 52 SECONDS WEST ALONG SAID NORTH LINE OF WEST CHICAGO AVENUE A DISTANCE OF 114.66 FEET TO THE CENTER LINE OF NORTH GREEN STREET; THENCE NORTH 00 DEGREES 19 MINUTES 02 SECONDS WEST ALONG THE SAID CENTER LINE OF SAID NORTH GREEN STREET A DISTANCE OF 60.00 FEET TO THE SOUTH LINE OF LOT 9 IN SAID WIGHT'S ADDITION TO CHICAGO EXTENDED EAST; THENCE SOUTH 89 DEGREES 56 MINUTES 52 SECONDS WEST ALONG SAID SOUTH LINE OF SAID LOT 9 EXTENDED A DISTANCE OF 40.00 FEET TO THE WEST LINE OF SAID NORTH GREEN STREET AND THE SOUTHEAST CORNER OF SAID LOT 9; THENCE CONTINUING SOUTH 89 DEGREES 56 MINUTES 52 SECONDS WEST ALONG SAID SOUTH LINE OF SAID LOT 9 A DISTANCE OF 4.66 FEET TO A POINT; THENCE NORTH 49 DEGREES 36 MINUTES 09 SECONDS WEST A DISTANCE OF 257.71 FEET TO THE POINT OF BEGINNING.

Parcels 1 through 4 of 813 tract as surveyed legal description also described as follows:

A TRACT OF LAND IN BLOCKS 12 AND 13 OF WIGHT'S ADDITION TO CHICAGO, INCLUDING J.A. YALE'S RESUBDIVISION OF LOTS 10 THROUGH 12 AND THE NORTH 10 FEET OF LOTS 13 AND 14 OF BLOCK 12 OF WIGHT'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8 IN SAID J.A. YALE'S RESUBDIVISION, BEING ALSO THE SOUTHWEST CORNER OF SAID BLOCK 12 AND ALSO THE NORTHEAST CORNER OF WEST CHICAGO AVENUE AND NORTH PEORIA STREET; THENCE NORTH 00 DEGREES 19 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF SAID NORTH PEORIA STREET A DISTANCE OF 255.00 FEET TO A POINT 45.00 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 3 IN SAID WIGHT'S ADDITION TO CHICAGO; THENCE SOUTHEASTERLY ON THE FOLLOWING TWO COURSES, BEING 15 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF MOST SOUTHWESTERLY TRACK I.C.C. #44 OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY: (1) SOUTHEASTERLY ON A CURVED LINE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 2849.93 FEET, AN ARC LENGTH OF 260.26

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FEET, WHOSE CHORD LENGTH IS 260.17 FEET, AND BEARING SOUTH 58 DEGREES 16 MINUTES 42 SECONDS EAST; SOUTHEASTERLY ON A CURVED LINE, CONVEX TO THE NORTHEAST, AND HAVING A RADIUS OF 1417.69 FEET, AN ARC LENGTH OF 179.17 FEET, WHOSE CHORD LENGTH IS 179.05 FEET AND BEARING SOUTH 48 DEGREES 49 MINUTES 28 SECONDS EAST, TO POINT ON THE NORTH LINE OF SAID WEST CHICAGO AVENUE DISTANT 114.66 FEET EAST OF THE CENTER LINE OF NORTH GREEN STREET; THENCE SOUTH 89 DEGREES 56 MINUTES 52 SECONDS WEST ALONG SAID NORTH LINE OF WEST CHICAGO AVENUE A DISTANCE OF 354.66 FEET TO THE POINT OF BEGINNING.

770 TRACT

PARCEL 1:

Lot 4 (except that part of Lot 4 lying West of a line beginning at a point on the North Line of Said Lot 4, being 4.20 feet East of the Northwest corner thereof, and running Southerly along a line formed by the abutting walls of adjoining buildings to a point on the South Line of Said Lot 4, being 3.95 feet East of the Southwest Corner Thereof), all of Lots 5 to 7 inclusive and Lots 11 to 14 inclusive, in Block 7 in Ridgely's Addition to Chicago, a Subdivision of Blocks 5, 9, 10, 12, 15 and 16 of Assessors Division in the Northeast corner of the Northeast 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Chicago, Cook County, Illinois.

As surveyed legal description of Parcel 1 also described as follows:

A TRACT OF LAND IN BLOCK 7 IN RIDGELY'S ADDITION TO CHICAGO, A SUBDIVISION OF BLOCKS 5, 9, 10, 12, 15 AND 16 OF ASSESSORS DIVISION IN THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 7, BEING ALSO THE SOUTHEAST CORNER OF WEST CHICAGO AVENUE AND NORTH GREEN STREET; THENCE NORTH 89 DEGREES 56 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF WEST CHICAGO AVENUE, BEING ALSO THE NORTH LINE OF SAID BLOCK 7, A DISTANCE OF 82.11 FEET, MEASURED, TO A POINT OF BEGINNING WHICH IS 4.10 FEET, MEASURED, EAST OF THE NORTHWEST CORNER OF LOT 4, SAID POINT BEING ON A LINE FORMED BY THE ABUTTING WALLS OF ADJOINING BUILDINGS AND RUNNING SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 4, BEING THE NORTH LINE OF AN 18 FOOT WIDE PUBLIC ALLEY, SAID POINT BEING 3.95 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4 AND MEASURING 81.92 FEET EAST OF THE EAST LINE OF NORTH GREEN STREET; THENCE CONTINUING FROM SAID POINT OF BEGINNING NORTH 89 DEGREES 56 MINUTES 52 SECONDS EAST ON SAID SOUTH LINE OF WEST CHICAGO AVENUE A DISTANCE OF 95.89 FEET, MEASURED, TO THE NORTHEAST CORNER OF LOT 7, BEING ALSO THE NORTHWEST CORNER OF LOT 8; THENCE SOUTH 00 DEGREES 05 MINUTES 09 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 7, SAID EAST LINE BEING ALSO PARALLEL WITH AND 0.04 FEET WEST OF THE EAST FACE OF AN 8 STORY BRICK BUILDING, A DISTANCE OF 113.07 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7, BEING ALSO THE NORTH LINE OF A VACATED 18 FOOT WIDE ALLEY, SAID POINT ALSO MEASURING 74.97 FEET WEST OF THE WEST LINE OF NORTH HALSTED STREET; THENCE SOUTH 89 DEGREES 55

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MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 7 AND NORTH LINE OF SAID VACATED ALLEY A DISTANCE OF 24.99 FEET, MEASURED, TO THE SOUTHWEST CORNER OF SAID LOT 7, BEING ALSO THE NORTHEAST CORNER OF AN 18 FOOT WIDE PUBLIC ALLEY; THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 37 SECONDS WEST ALONG THE NORTH LINE OF SAID 18 FOOT WIDE PUBLIC ALLEY, BEING ALSO THE SOUTH LINE OF LOTS 4, 5 AND 6, A DISTANCE OF 71.02, MEASURED, TO THE AFOREMENTIONED POINT 3.95 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4 AND MEASURING 81.92 FEET EAST OF THE EAST LINE OF NORTH GREEN STREET; THENCE NORTH 00 DEGREES 08 MINUTES 43 SECONDS EAST ALONG THE AFOREMENTIONED LINE FORMED BY THE ABUTTING WALLS OF ADJOINING BUILDINGS TO THE POINT OF BEGINNING.

ALSO, A TRACT OF LAND IN BLOCK 7 IN RIDGELY'S ADDITION TO CHICAGO, A SUBDIVISION OF BLOCKS 5, 9, 10, 12, 15 AND 16 OF ASSESSORS DIVISION IN THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 14, BEING ALSO THE NORTHWEST CORNER OF NORTH HALSTED STREET AND WEST SUPERIOR STREET; THENCE SOUTH 89 DEGREES 54 MINUTES 29 SECONDS WEST ALONG SAID NORTH LINE OF WEST SUPERIOR STREET A DISTANCE OF 99.91 FEET, MEASURED, TO THE WEST LINE OF LOT 14, BEING ALSO THE EAST LINE OF A 10 FOOT WIDE PUBLIC ALLEY; THENCE NORTH 00 DEGREES 04 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE OF PUBLIC ALLEY A DISTANCE OF 100.48 FEET, MEASURED, TO THE NORTHWEST CORNER OF LOT 11, BEING ALSO THE SOUTHWEST CORNER OF AN 18 FOOT WIDE VACATED ALLEY; THENCE NORTH 89 DEGREES 55 MINUTES 37 SECONDS EAST ALONG THE SOUTH LINE OF SAID VACATED ALLEY, BEING ALSO THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 99.95 FEET, MEASURED, TO THE NORTHEAST CORNER OF SAID LOT 11 AND THE WEST LINE OF NORTH HALSTED STREET; THENCE SOUTH 00 DEGREES 06 MINUTES 01 SECONDS WEST ALONG SAID WEST LINE OF NORTH HALSTED STREET A DISTANCE OF 100.44 FEET, MEASURED, TO THE SOUTHEAST CORNER OF LOT 14 AND THE POINT OF BEGINNING.

PARCEL 2:

Lots 8, 9 and 10 in Block 7 in Ridgely's Addition to Chicago, a Subdivision of Blocks 5, 9, 10, 11, 12, 15 and 16 of assessor's Division in the Northeast corner of the Northeast 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, (excepting therefrom that part lying Northeasterly of the following described line: Beginning at a point in the North Line of Said Lot 8, 22.10 feet East of the Northwest Corner Thereof; thence South 38 degrees 10 minutes East 50.77 feet to a point of tangency with a curved line; thence Southeasterly on said Curve, convex to the East, and having a radius of 360 feet, an arc distance of 37.40 feet, to a point in said East Line of Lot 10, said point being 42.56 feet North of the Southeast corner of Said Lot 10), in Cook County, Illinois.

As surveyed legal description of Parcel 2 also described as follows:

A TRACT OF LAND IN BLOCK 7 IN RIDGELY'S ADDITION TO CHICAGO, A SUBDIVISION OF BLOCKS 5, 9, 10, 12, 15 AND 16 OF ASSESSORS DIVISION IN THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST

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OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 7, BEING ALSO THE SOUTHEAST CORNER OF WEST CHICAGO AVENUE AND NORTH GREEN STREET; THENCE NORTH 89 DEGREES 56 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF WEST CHICAGO AVENUE, BEING ALSO THE NORTH LINE OF SAID BLOCK 7, A DISTANCE OF 178.00 FEET, MEASURED, TO THE NORTHWEST CORNER OF LOT 8 AND A POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 52 SECONDS EAST ON SAID SOUTH LINE OF WEST CHICAGO AVENUE A DISTANCE OF 22.10 FEET, MEASURED, TO A POINT; THENCE SOUTH 38 DEGREES 06 MINUTES 14 SECONDS EAST A DISTANCE OF 50.66 FEET, MEASURED, TO A POINT OF TANGENCY WITH A CURVED LINE; THENCE SOUTHEASTERLY ON SAID CURVE, CONVEX TO THE EAST, AND HAVING A RADIUS OF 360 FEET, AN ARC DISTANCE OF 37.40 FEET, MEASURED, TO A POINT IN THE EAST LINE OF LOT 10, BEING ALSO THE WEST LINE OF NORTH HALSTED STREET, SAID POINT BEING 42.56 FEET, MEASURED, NORTH OF THE SOUTHEAST CORNER OF SAID LOT 10, BEING ALSO THE NORTHEAST CORNER OF AN 18 FOOT WIDE VACATED ALLEY; THENCE SOUTH 00 DEGREES 06 MINUTES 01 SECONDS WEST ALONG SAID WEST LINE OF NORTH HALSTED STREET SAID DISTANCE OF 42.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10, BEING ALSO THE NORTHEAST CORNER OF AN 18 FOOT WIDE VACATED ALLEY; THENCE SOUTH 89 DEGREES 55 MINUTES 37 SECONDS WEST ALONG THE NORTH LINE OF SAID VACATED ALLEY, BEING ALSO THE SOUTH LINE OF LOTS 8,9 AND 10, A DISTANCE OF 74.97 FEET, MEASURED, TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 00 DEGREES 05 MINUTES 09 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 8, SAID WEST LINE BEING ALSO PARALLEL WITH AND 0.04 FEET WEST OF THE EAST FACE OF AN 8 STORY BRICK BUILDING, A DISTANCE OF 113.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 8 AND THE POINT OF BEGINNING.

PARCEL 3:

The vacated alley lying South of and adjoining Lots 7 to 10, inclusive, and North of and adjoining Lot 11 in Block 7 in Ridgely's Addition to Chicago, a Subdivision of Blocks 5, 9, 10, 12, 15 and 16 of assessors division in the Northeast corner of the Northeast 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

As surveyed legal description of Parcel 3 also described as follows:

A TRACT OF LAND IN BLOCK 7 IN RIDGELY'S ADDITION TO CHICAGO, A SUBDIVISION OF BLOCKS 5, 9, 10, 12, 15 AND 16 OF ASSESSORS DIVISION IN THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 14, BEING ALSO THE NORTHWEST CORNER OF NORTH HALSTED STREET AND WEST SUPERIOR STREET; THENCE SOUTH 89 DEGREES 54 MINUTES 29 SECONDS WEST ALONG SAID NORTH LINE OF WEST SUPERIOR STREET A DISTANCE OF 99.91 FEET, MEASURED, TO THE WEST LINE OF LOT 14, BEING ALSO THE EAST LINE OF A 10 FOOT WIDE PUBLIC ALLEY; THENCE NORTH 00 DEGREES 04 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE OF PUBLIC ALLEY

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A DISTANCE OF 100.48 FEET, MEASURED, TO THE NORTHWEST CORNER OF LOT 11, BEING ALSO THE SOUTHWEST CORNER OF AN 18 FOOT WIDE

VACATED ALLEY AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 04 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE OF PUBLIC ALLEY A DISTANCE OF 18.00 FEET, MEASURED, TO THE NORTH LINE OF SAID VACATED ALLEY, BEING ALSO THE SOUTH LINE OF LOTS 7, 8, 9 AND 10; THENCE NORTH 89 DEGREES 55 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID VACATED ALLEY, BEING ALSO THE SOUTH LINE OF LOTS 7, 8, 9 AND 10, A DISTANCE OF 99.96 FEET, MEASURED, TO THE SOUTHEAST CORNER OF LOT 10, BEING ALSO THE NORTHEAST CORNER OF SAID VACATED ALLEY AND THE WEST LINE OF NORTH HALSTED STREET; THENCE SOUTH 00 DEGREES 06 MINUTES 01 SECONDS WEST ALONG SAID WEST LINE OF NORTH HALSTED STREET A DISTANCE OF 18.00 FEET, MEASURED, TO THE SOUTHEAST CORNER OF SAID VACATED ALLEY, BEING ALSO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 89 DEGREES 55 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID VACATED ALLEY, BEING ALSO THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 99.95 FEET, MEASURED, TO THE NORTHWEST CORNER OF LOT 11, BEING ALSO THE SOUTHWEST CORNER OF SAID 18 FOOT WIDE VACATED ALLEY AND POINT OF BEGINNING.

Parcels 1 through 3 of 770 tract as surveyed legal description also described as follows:

A TRACT OF LAND IN BLOCK 7 IN RIDGELY'S ADDITION TO CHICAGO, A SUBDIVISION OF BLOCKS 5, 9, 10, 12, 15 AND 16 OF ASSESSORS DIVISION IN THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 7, BEING ALSO THE SOUTHEAST CORNER OF WEST CHICAGO AVENUE AND NORTH GREEN STREET; THENCE NORTH 89 DEGREES 56 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF WEST CHICAGO AVENUE, BEING ALSO THE NORTH LINE OF SAID BLOCK 7, A DISTANCE OF 82.11 FEET, MEASURED, TO A POINT OF BEGINNING WHICH IS 4.10 FEET, MEASURED, EAST OF THE NORTHWEST CORNER OF LOT 4, SAID POINT BEING ON A LINE FORMED BY THE ABUTTING WALLS OF ADJOINING BUILDINGS AND RUNNING SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 4, BEING THE NORTH LINE OF AN 18 FOOT WIDE PUBLIC ALLEY, SAID POINT BEING 3.95 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4 AND MEASURING 81.92 FEET EAST OF THE EAST LINE OF NORTH GREEN STREET; THENCE CONTINUING FROM SAID POINT OF BEGINNING NORTH 89 DEGREES 56 MINUTES 52 SECONDS EAST ON SAID SOUTH LINE OF WEST CHICAGO AVENUE A DISTANCE OF 117.99 FEET, MEASURED, TO A POINT 22.10 FEET EAST OF THE NORTHWEST CORNER OF LOT 8; THENCE SOUTH 38 DEGREES 06 MINUTES 14 SECONDS EAST A DISTANCE OF 50.66 FEET, MEASURED, TO A POINT OF TANGENCY WITH A CURVED LINE; THENCE SOUTHEASTERLY ON SAID CURVE, CONVEX TO THE EAST, AND HAVING A RADIUS OF 360 FEET, AN ARC DISTANCE OF 37.40 FEET, MEASURED, TO A POINT IN THE EAST LINE OF LOT 10, BEING ALSO THE WEST LINE OF NORTH HALSTED STREET, SAID POINT BEING 42.56 FEET, MEASURED, NORTH OF THE SOUTHEAST CORNER OF SAID LOT 10, BEING ALSO THE NORTHEAST CORNER OF AN 18 FOOT WIDE VACATED ALLEY; THENCE SOUTH 00 DEGREES 06 MINUTES 01 SECONDS WEST ALONG SAID WEST LINE OF NORTH HALSTED STREET SAID DISTANCE OF 161.00 FEET TO THE SOUTHEAST CORNER OF LOT 14, BEING ALSO THE NORTHWEST CORNER OF NORTH HALSTED STREET AND WEST SUPERIOR

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STREET; THENCE SOUTH 89 DEGREES 54 MINUTES 29 SECONDS WEST ALONG SAID NORTH LINE OF WEST SUPERIOR STREET A DISTANCE OF 99.91 FEET, MEASURED, TO THE WEST LINE OF LOT 14, BEING ALSO THE EAST LINE OF A 10 FOOT WIDE PUBLIC ALLEY; THENCE NORTH 00 DEGREES 04 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE OF PUBLIC ALLEY A DISTANCE OF 118.48 FEET, MEASURED, TO THE SOUTHWEST CORNER OF SAID LOT 7, BEING ALSO THE NORTHEAST CORNER OF AN 18 FOOT WIDE PUBLIC ALLEY, MEASURING 99.96 FEET WEST OF THE WEST LINE OF SAID NORTH HALSTED STREET; THENCE SOUTH 89 DEGREES 55 MINUTES 37 SECONDS WEST ALONG THE NORTH LINE OF SAID 18 FOOT WIDE PUBLIC ALLEY, BEING ALSO THE SOUTH LINE OF LOTS 4, 5 AND 6, A DISTANCE OF 71.02, MEASURED, TO THE AFOREMENTIONED POINT 3.95 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4 AND MEASURING 81.92 FEET EAST OF THE EAST LINE OF NORTH GREEN STREET; THENCE NORTH 00 DEGREES 08 MINUTES 43 SECONDS EAST ALONG THE AFOREMENTIONED LINE FORMED BY THE ABUTTING WALLS OF ADJOINING BUILDINGS A DISTANCE OF 113.11 FEET, MEASURED, TO THE POINT OF BEGINNING.

PARCEL 4:

PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF PARTY WALL RIGHTS, RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 21, 2015 AS DOCUMENT NUMBER 1535542010, GRANTING A NON-EXCLUSIVE EASEMENT FOR CONTINUED MAINTENANCE AND EXISTENCE OF THE PARTY WALL; INGRESS AND EGRESS; STRUCTURAL SUPPORT; AIR AND LIGHT; AND, USE OF FACILITIES UPON PORTIONS OF THE LAND DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

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SCHEDULE I

THE MORTGAGE

Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of April 15, 2019, made by 770 HALSTED LP, a Delaware limited partnership, and 813 N. PEORIA LP, a Delaware limited partnership, to CENTENNIAL BANK, an Arkansas state-chartered bank, recorded among the land records of Cook County, Illinois, on April 16, 2019, as Document Number 1910634018; as affected by that certain:

Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of April 9, 2020, made by CENTENNIAL BANK, an Arkansas state-chartered bank, to TIMBERCREEK REAL ESTATE FINANCE U.S. HOLDING LP, a Delaware limited partnership, recorded among the land records of Cook County, Illinois, on May 7, 2020, (i) as Document Number 2012807017, and (ii) as Document Number 2012807018.

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