

UNOFFICIAL COPY

Doc#: 2133507377 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/01/2021 08:54 AM Pg: 1 of 4

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

ACREC LOAN SELLER LLC, a Delaware limited liability company
(Assignor)

to

ACREC 2021-FL1 LTD., an exempted company incorporated with limited liability under the
laws of the Cayman Islands
(Assignee)

Effective as of October 15, 2021

Property Address(es): 1435 West 15th Street, Chicago, IL 60608
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

UNOFFICIAL COPY

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

Effective as of the 15th day of October, 2021, **ACREC LOAN SELLER LLC, a Delaware limited liability company**, having an address at 670 DeKalb Ave. SE, #100, Atlanta, GA 30312, Attention: Adam Holt ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to **ACREC 2021-FL1 LTD., an exempted company incorporated with limited liability under the laws of the Cayman Islands**, having an address at c/o MaplesFS Limited, P.O. Box 1093, Boundary Hall, Cricket Square, Grand Cayman, KY1-1102 Cayman Islands, Attention: The Directors, with a copy to ACREC 2021-FL1 Ltd., 670 DeKalb Ave. SE, #100, Atlanta, GA 30312 ("Assignee"), its successors, participants and assigns, without recourse, all right, title and interest of Assignor, except as expressly set forth in that certain Mortgage Asset Purchase Agreement, dated as of October 15, 2021, by and between ACREC Loan Seller LLC, a Delaware limited liability company, ACREC 2021-FL1 Ltd., an exempted company incorporated with limited liability under the laws of the Cayman Islands and ACRE CREDIT FUND I REIT LLC, a Delaware limited liability company, in and to that certain:

MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, AND FIXTURE FILING made by UNIVERSITY VILLAGE OWNER, LLC, a Delaware limited liability company to ACRE CREDIT MORTGAGE LENDING LLC, a Delaware limited liability company, dated as of September 2, 2021 and recorded on September 3, 2021, as Document Number 2124616193 in the Recorder's Office of Cook County, Illinois (as the same may have been amended, modified, restated, supplemented, renewed or extended, the "Mortgage"), securing payment of note(s) of even date therewith, in the principal amount of \$25,350,000.00, and creating a lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

The Mortgage was assigned to ACREC LOAN SELLER LLC, a Delaware limited liability company, by assignment instrument dated as of October 15, 2021 and being recorded prior to the recording of this instrument 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]

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

The land referred to in this Policy is described as follows:

All the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit,

The West 12.60 feet of Lot 13 and all of Lots 14 through 25, both inclusive, in Block 14 in Sampson and Green's Subdivision of Block 2 to 6 and 11 to 14 all inclusive in Sampson and Green's Addition to Chicago, a subdivision of the northwest 1/4 of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian (Except 5 acres in the northwest corner of the East 1/2 of said tract), all in Cook County, Illinois.

Parcel ID's: 17-20-127-001, 17-20-127-002 and 17-20-127-017