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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

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

to

ACREC 2021-FL1 LTD., an exampled 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

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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-F1.1 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 the rewith, 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]

Reference No.: 3259.020 Matter Name: The Otis Pool: ACREC 2021-FL1

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IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of October, 2021, to be effective as of the date first written above.

ASSIGNOR:

ACREC LOAN SELLER LLC, a Delaware

limited liability company

By:

Name: Title:

Daniel Jacobs

Managing Partner

ACKNOWLEDGMENT

STATE OF NEW YORK

COUNTY OF NEW YORK

DOOP OF

On this 4 day of October, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Daniel Jacobs as Managing Pertner of ACREC LOAN SELLER LLC, a Delaware limited liability company, personally known on me or proved to me on the basis of satisfactory evidence to be the person whose name is suoscibed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Karen Stark

My Commission Expires:

Reference No.: 3259.020 Matter Name: The Otis CLO: ACREC 2021-FL1

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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 1(6) 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 sub invision 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. 20-127-th
Of Colling Clarks Office

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

Reference No.: 3259.020 Matter Name: The Otis Pool; ACREC 2021-FL1