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Karen A. Yarbrough
Cook County Clerk
Date: 12/01/2021 08:41 AM Pg: 1 of 5

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 August 9, 2021

Property Address(es): 9100 South Western Avenue, Evergreen Park, IL 60805
Parcel No(s): 24-01-401-004-000 Vol. 236
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 9th day of August, 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, New York 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 COLE MT EVERGREEN PARK IL, LLC, a Delaware limited liability company to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a banking association chartered under the laws of the United States of America and DBR INVESTMENTS CO. LIMITED, a Cayman Islands corporation, dated as of July 15, 2021 and recorded on July 26, 2021, as Document Number 2120718031 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 \$650,000,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

This assignment is limited to Assignor's interest in the above instrument.

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 12th day of October, 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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COUNTY OF NEW YORK

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On the 12 day October, 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.

Elizabeth Kacsmar
Name of Notary Public

My Commission Expires: 1/19/2025

ELIZABETH KACSMAR
Notary Public - State of New York
No. 01KA6412991
Qualified in New York County
My Commission Expires 01/19/2025

STATE OF NEW YORK

§

§

COUNTY OF NEW YORK

§

On the 12 day of October, 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.

Elizabeth Kacsmar
Name of Notary Public

My Commission Expires: 1/19/2025

ELIZABETH KACSMAR
Notary Public - State of New York
No. 01KA6412991
Qualified in New York County
My Commission Expires 01/19/2025

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EXHIBIT A

LEGAL DESCRIPTION

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

PARCEL 1:

LOT 2 OF EVERGREEN PARK DEVELOPMENT SUBDIVISION RECORDED APRIL 3, 2012 AS DOCUMENT 1209418027, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE OPERATION AND EASEMENT AGREEMENT MADE BY AND BETWEEN EVERGREEN PARK DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("DEVELOPER"), MEIJER STORES LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP ("MEIJER") AND MENARDS, INC., A WISCONSIN CORPORATION ("MENARDS") DATED MARCH 29, 2012 AND RECORDED APRIL 4, 2012 AS DOCUMENT NUMBER 1209541056 AS AMENDED BY FIRST AMENDMENT RECORDED JANUARY 17, 2013 AS DOCUMENT NUMBER 1301701032, FOR THE PURPOSES AS THEREIN SET FORTH OVER THE LAND DESCRIBED IN SAID DOCUMENT.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE GRANT OF DRAINAGE EASEMENT RECORDED JULY 29, 2011 AS DOCUMENT NUMBER 1121034024 AND AMENDED BY THE FIRST AMENDMENT TO GRANT OF DRAINAGE EASEMENT RECORDED MARCH 15, 2012 AS DOCUMENT NUMBER 1207504021 AFFECTING THE LAND CONTAINED THEREIN.