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Doc#: 2135718060 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/23/2021 07:52 AM Pg: 1 of 6

ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a banking association chartered
under the laws of the United States of America
(Assignor)

to

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT
OF THE REGISTERED HOLDERS OF BENCHMARK 2021-B29 MORTGAGE TRUST
COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2021-B29, AND
THE RR INTEREST OWNERS
(Assignee)

Effective as of September 30, 2021

Property Address(es): 11840 South Marshfield Avenue, Chicago, IL 60643
Parcel No(s): 25-19-417-024-0000
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 ASSIGNMENT OF LEASES AND RENTS

Effective as of the 30th day of September, 2021, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a banking association chartered under the laws of the United States of America, having an address at 383 Madison Avenue, New York, NY 10179 ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF THE REGISTERED HOLDERS OF BENCHMARK 2021-B29 MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2021-B29, AND THE RR INTEREST OWNERS, having an address at 9062 Old Annapolis Road, Columbia, MD 21045 ("Assignee"), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

ASSIGNMENT OF LEASES AND RENTS made by 11840 S MARSHFIELD LLC, a Delaware limited liability company to Assignor, dated as of July 29, 2021 and recorded on October 4, 2021, as Document Number 2127741116 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 \$13,330,000.00, 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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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOTS 5 AND 6 IN THE RESUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE CHICAGO, ROCK ISLAND & PACIFIC RAILWAY COMPANY) ACCORDING TO THE PLAT THEREOF RECORDED MARCH 27, 1914, AS DOCUMENT NUMBER 5384305, DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTHWESTERLY CORNER OF ILLINOIS DEPARTMENT OF TRANSPORTATION PARCEL ODY0001, IDOT JOB NO. R-90-060-00, PER ORDER OF JUDGE ALEXANDER P. WHITE, DECEMBER 22, 2003, CIRCUIT COURT -0241; THENCE NORTH 42 DEGREES 15 MINUTES 46 SECONDS EAST ALONG AN ASSUMED BEARING, BEING THE NORTHWESTERLY LINE OF SAID PARCEL ODY0001, A DISTANCE OF 44.78 FEET (MEASURED) TO THE NORTHERLY MOST CORNER OF SAID PARCEL ODY0001, SAID POINT ON A LINE LYING 332.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER (AS MEASURED AT RIGHT ANGLES); THENCE NORTH 01 DEGREES 42 MINUTES 45 SECONDS WEST ALONG THE LAST DESCRIBED PARALLEL LINE 1.86 FEET; THENCE SOUTH 50 DEGREES 40 MINUTES 50 SECONDS WEST 41.06 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY 6.52 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 47.50 FEET AND WHOSE CHORD BEARS SOUTH 84 DEGREES 49 MINUTES 43 SECONDS WEST 6.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 19 MINUTES 43 SECONDS WEST 7.16 FEET; THENCE NORTH 85 DEGREES 00 MINUTES 27 SECONDS WEST 121.59 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 43 SECONDS WEST 46.33 FEET; THENCE SOUTH 87 DEGREES 25 MINUTES 22 SECONDS WEST 117.72 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 25 MINUTES 22 SECONDS WEST 143.22 FEET; THENCE NORTH 20 DEGREES 51 MINUTES 20 SECONDS EAST 13.01 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 38 SECONDS WEST 53.07 FEET; THENCE NORTH 15 DEGREES 03 MINUTES 20 SECONDS EAST 56.27 FEET; THENCE NORTH 74 DEGREES 56 MINUTES 40 SECONDS WEST 225.50 FEET; THENCE SOUTH 15 DEGREES 03 MINUTES 20 SECONDS WEST 7.73 FEET; THENCE SOUTH 37 DEGREES 32 MINUTES 29 SECONDS WEST 110.80 FEET; THENCE SOUTH 18 DEGREES 11 MINUTES 17 SECONDS WEST 29.26 FEET; THENCE SOUTH 06 DEGREES 05 MINUTES 40 SECONDS EAST 71.42 FEET; THENCE SOUTH 71 DEGREES 01 MINUTES 02 SECONDS WEST 40.81 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 02 SECONDS WEST 53.84 FEET; THENCE NORTH 30 DEGREES 52 MINUTES 35 SECONDS EAST 20.69 FEET; THENCE NORTH 15 DEGREES 03 MINUTES 17 SECONDS EAST 83.14 FEET; THENCE NORTH 18 DEGREES 57 MINUTES 11 SECONDS EAST 53.94 FEET; THENCE NORTH 59 DEGREES 09 MINUTES 25 SECONDS EAST 34.97 FEET; THENCE NORTH 35 DEGREES 21 MINUTES 58 SECONDS EAST 25.56 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY 84.02 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET AND WHOSE CHORD BEARS NORTH 30 DEGREES 33 MINUTES 08 SECONDS EAST 83.92 FEET; THENCE NORTH 74 DEGREES

Reference No.: 4270.012

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56 MINUTES 20 SECONDS WEST NON-TANGENT TO THE LAST COURSE 302.72 FEET; THENCE SOUTH 15 DEGREES 01 MINUTES 18 SECONDS WEST 288.38 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHEASTERLY 53.24 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 126.17 FEET AND WHOSE CHORD BEARS SOUTH 16 DEGREES 25 MINUTES 02 SECONDS EAST 52.85 FEET THENCE SOUTH 45 DEGREES 25 MINUTES 14 SECONDS EAST NON-TANGENT TO THE LAST COURSE 24.21 FEET; THENCE SOUTH 86 DEGREES 19 MINUTES 22 SECONDS WEST 78.57 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6, SAID POINT BEING 5.08 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 6 AS MEASURED ALONG SAID WEST LINE; THENCE NORTH 01 DEGREES 43 MINUTES 48 SECONDS WEST ALONG SAID WEST LINE 79.08 FEET TO A BEND POINT IN SAID WEST LINE; THENCE NORTH 15 DEGREES 03 MINUTES 20 SECONDS EAST ALONG SAID WEST LINE 786.22 FEET; THENCE SOUTH 74 DEGREES 56 MINUTES 27 SECONDS EAST 161.04 FEET; THENCE SOUTH 15 DEGREES 03 MINUTES 20 SECONDS WEST 72.64 FEET; THENCE SOUTH 74 DEGREES 53 MINUTES 17 SECONDS EAST 179.12 FEET; THENCE SOUTH 15 DEGREES 03 MINUTES 20 SECONDS WEST 6.13 FEET; THENCE SOUTH 74 DEGREES 55 MINUTES 26 SECONDS EAST 187.40 FEET; THENCE NORTH 15 DEGREES 03 MINUTES 20 SECONDS EAST 35.30 FEET; THENCE SOUTH 74 DEGREES 51 MINUTES 11 SECONDS EAST 141.68 FEET; THENCE SOUTH 15 DEGREES 03 MINUTES 20 SECONDS WEST 68.41 FEET; THENCE SOUTH 75 DEGREES 05 MINUTES 54 SECONDS EAST 99.74 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 13 SECONDS EAST 52.24 FEET TO A POINT ON SAID WEST LINE OF SAID SOUTH MARSHFIELD AVENUE; THENCE SOUTH 01 DEGREES 15 MINUTES 09 SECONDS WEST ALONG SAID WEST LINE 70.05 FEET; THENCE NORTH 74 DEGREES 55 MINUTES 06 SECONDS WEST 169.20 FEET; THENCE SOUTH 15 DEGREES 03 MINUTES 20 SECONDS WEST 126.51 FEET; THENCE SOUTH 75 DEGREES 02 MINUTES 36 SECONDS EAST 147.71 FEET; THENCE SOUTH 43 DEGREES 06 MINUTES 22 SECONDS EAST 36.49 FEET; THENCE NORTH 87 DEGREES 47 MINUTES 56 SECONDS EAST 30.56 FEET TO A POINT ON SAID WEST LINE OF SAID SOUTH MARSHFIELD AVENUE; THENCE SOUTH 01 DEGREES 42 MINUTES 45 SECONDS EAST ALONG SAID WEST LINE 164.53 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 25 SECONDS WEST 46.98 FEET; THENCE NORTH 74 DEGREES 56 MINUTES 40 SECONDS WEST 109.61 FEET; THENCE SOUTH 15 DEGREES 03 MINUTES 20 SECONDS WEST 18.50 FEET; THENCE NORTH 74 DEGREES 56 MINUTES 40 SECONDS WEST 39.06 FEET; THENCE SOUTH 15 DEGREES 03 MINUTES 48 SECONDS WEST 67.28 FEET; THENCE SOUTH 01 DEGREES 33 MINUTES 25 SECONDS EAST 121.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR PURPOSES OF INGRESS, EGRESS, AND PARKING; UTILITIES; CONSTRUCTION, MAINTENANCE AND RECONSTRUCTION; AND SIGN EASEMENT, AS CONTAINED IN THE AMENDED AND RESTATED OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION, PRIMESTOR 119, LLC, AND JEWEL FOOD STORES, INC. FOR THE MARSHFIELD PLAZA SHOPPING CENTER, CHICAGO, ILLINOIS, DATED MARCH 14, 2008, AND RECORDED MARCH 21, 2008, AS DOCUMENT NO. 0808131064, AS ASSIGNED BY THE ASSIGNMENT AND

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ASSUMPTION OF AMENDED AND RESTATED OPERATION AND EASEMENT AGREEMENT DATED AUGUST 29, 2019, AND RECORDED SEPTEMBER 17, 2019, AS DOCUMENT NO. 1926046013, EXECUTED BY AND BETWEEN TARGET CORPORATION, A MINNESOTA CORPORATION, AS ASSIGNOR, AND DL3 MARSHFIELD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS ASSIGNEE, AND AS AMENDED BY THE FIRST AMENDMENT TO AMENDED AND RESTATED OPERATION AND EASEMENT AGREEMENT DATED AUGUST 9, 2019, AND RECORDED NOVEMBER 12, 2019, AS DOCUMENT NO. 1931645106, EXECUTED BY AND BETWEEN DL3 MARSHFIELD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, PRIMESTOR 119, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND JEWEL FOOD STORES, INC., AN OHIO CORPORATION, OVER THE PROPERTY DESCRIBED THEREIN.

PARCEL 3: A NON-EXCLUSIVE PEDESTRIAN ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR PURPOSES OF THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS, AS CREATED BY THE THIRTY FOOT YARD AGREEMENT DATED MARCH 14, 2008, AND RECORDED MARCH 21, 2008, AS DOCUMENT NO. 0808131061, EXECUTED BY AND BETWEEN PRIMESTOR 119, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND TARGET CORPORATION, A MINNESOTA CORPORATION, OVER AND ACROSS THE PEDESTRIAN ACCESS AREA DESIGNATED IN THE EASEMENT PLAN ATTACHED AS EXHIBIT X TO SAID AGREEMENT.

PERMANENT INDEX NUMBER: 25-19-417 024-0000

COMMON ADDRESS: 11840 SOUTH MARSHFIELD AVENUE, CHICAGO, IL 60643

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