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Doc# 2219901067 Fee \$85.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/18/2022 02:36 PM PG: 1 OF 5

**ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND
SECURITY AGREEMENT**

SPREF WH III LLC, a Delaware limited liability company
(Assignor)

to

ARGENTIC REAL ESTATE FINANCE LLC, a Delaware limited liability company
(Assignee)

Effective as of December 23, 2021

Property Address(es): 3100-3250 South Central Avenue, Cicero, IL 60804
PIN(s): 16-32-203-036-0000, 16-33-100-014-0000, 16-33-100-015-0000, 16-33-100-016-0000,
16-33-100-017-0000, 16-33-100-018-0000, 16-33-100-019-0000 and 16-33-100-020-0000
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 MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT

Effective as of the 23rd day of December, 2021, SPREF WH III LLC, a Delaware limited liability company, having an address at 31 West 27th Street, 12th Floor, New York, NY 10001 ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to ARGENTIC REAL ESTATE FINANCE LLC, a Delaware limited liability company, having an address at 31 West 27th Street, 12th Floor, New York, NY 10001 ("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 AND SECURITY AGREEMENT made by APEXUS CICERO L.P., a Delaware limited partnership to ARGENTIC REAL ESTATE FINANCE LLC, a Delaware limited liability company, dated as of November 4, 2021 and recorded on November 9, 2021, as Document Number 2131357044 in the Recorder's Office of Cook County, Illinois ("Recorder's Office") (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 original principal amount of \$16,730,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

The Mortgage was assigned to Assignor, by assignment instrument dated as of November 4, 2021 and recorded on March 24, 2022, as Document Number 2208322017, 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]

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19 IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of January 2022, to be effective as of the date first written above.

SPREF WH III LLC, a Delaware limited liability company

By: Argentic Investment Management LLC, its Authorized Signatory

By: _____

Name: Ryan Supple

Title: Authorized Signatory

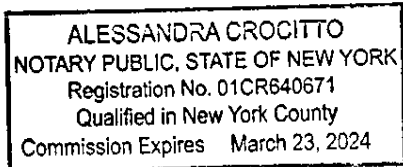
STATE OF NEW YORK

§
§
§

COUNTY OF NEW YORK

On the 19 day of January 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Ryan Supple, as Authorized Signatory of Argentic Investment Management LLC, Authorized Signatory of SPREF WH III LLC, a Delaware limited liability company, 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 executed the same in his capacity, and that by his 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.



Name of Notary Public

My Commission Expires:

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EXHIBIT A LEGAL DESCRIPTION

TRACT 1:

THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 32 AFORESAID; THENCE SOUTH ALONG THE EAST LINE THEREOF 148.88 FEET; THENCE WEST AT RIGHT ANGLES TO SAID LINE, 68.26 FEET; THENCE SOUTH PARALLEL TO SAID EAST LINE, 19.52 FEET TO THE NORTH FACE OF A 2 STORY BRICK BUILDING; THENCE WEST ALONG SAID NORTH FACE, 68.85 FEET TO THE NORTHWEST CORNER OF SAID 2 STORY BRICK BUILDING, BEING ALSO AN EAST FACE OF A 3 STORY BRICK BUILDING; THENCE SOUTH ALONG SAID EAST FACE, 2.24 FEET TO THE CENTERLINE OF A PARTY WALL BETWEEN SAID 3 STORY BRICK BUILDING TO THE NORTH AND A 1 STORY BRICK BUILDING TO THE SOUTH; THENCE WEST ALONG SAID CENTERLINE OF PARTY WALL, 120.14 FEET TO THE WEST END THEREOF, BEING A POINT ON BOTH THE WEST FACE OF THE 3 STORY BUILDING AND ON THE NORTH FACE OF THE 1 STORY BRICK BUILDING TO THE WEST; THENCE CONTINUING WEST ALONG SAID NORTH FACE OF THE 1 STORY BUILDING, 149.83 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 171.32 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 32; THENCE EASTERLY ALONG SAID NORTH LINE, 407.08 FEET TO THE POINT OF BEGINNING; AND ALSO EXCEPTING THEREFROM THAT PART OF THE LAND TAKEN AND USED FOR 31ST STREET AND CENTRAL AVENUE.

TRACT 2:

LOTS 27 TO 33 INCLUSIVE, IN COLUMBUS PARK, A SUBDIVISION OF BLOCK 4 IN BALDWIN'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 19, 1925 AS DOCUMENT 8916225, IN COOK COUNTY, ILLINOIS.

TRACT 3:

EASEMENT FOR THE BENEFIT OF TRACT 1 AS CREATED BY THE DECLARATION OF EASEMENTS, PARTY WALL AGREEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT 91661944 FOR USE OF PARTY WALL, STORM SEWERS AND INLETS, TELEPHONE VAULTS, ELECTRIC LINES; THE RIGHT TO MAINTAIN, REPAIR, AND RESTORE SAID PARTY WALL; AND THE RIGHT TO ENTER WITH NECESSARY PERSONNEL AND EQUIPMENT FOR THE PURPOSE OF WASHING, REPAIRING, MAINTAINING AND REPLACING THE EXTERIOR WALLS, WINDOWS AND EXTERIOR LIGHTING OF THE BUILDINGS LOCATED ON THE LAND, OVER AND ACROSS A PARCEL OF LAND DESCRIBED AS THE EXCEPTION TO TRACT 1 ABOVE.

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TRACT 4:

EASEMENT FOR THE BENEFIT OF TRACT 2 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND PARKING AS CREATED BY THE DECLARATION AND GRANT OF EASEMENT RECORDED AS DOCUMENT 91661943 AND AMENDED BY DOCUMENT 92084838, OVER LOTS 16 THROUGH 26 IN AFORESAID SUBDIVISION.

PIN(s): 16-32-203-036-0000
16-33-100-014-0000
16-33-100-015-0000
16-33-100-016-0000
16-33-100-017-0000
16-33-100-018-0000
16-33-100-019-0000
16-33-100-020-0000

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