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\*2226615029\*

Doc# 2226615029 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/23/2022 01:25 PM PG: 1 OF 6

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

BDS III MORTGAGE CAPITAL J LLC, a Delaware limited liability company  
(Assignor)

to

BDS III IL INTERNATIONAL TOWER LLC, a Delaware limited liability company  
(Assignee)

Effective as of September [22], 2022

Property Address: 8550 West Bryn Mawr Avenue, Chicago  
Parcel Number(s): 12-02-304-009-0000 & 12-02-304-010-0000  
County of Cook  
State of Illinois

DOCUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

Elizabeth Murphy  
101 South Tryon Street, Suite 4000  
Charlotte, NC 28280  
Telephone: 704-444-1080

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

Effective as of the 22nd day of September, 2022, **BDS III MORTGAGE CAPITAL JLLC**, a Delaware limited liability company, having an address at 280 Park Avenue, 28th Floor

West, New York, NY 10017, Attention: Kiernan W. Pusey, with a copy to c/o Walkers Fiduciary Limited, Cayman Corporate Centre, 27 Hospital Road, George Town, Grand Cayman, KY1-9008 Cayman Islands ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to **BDS III INTERNATIONAL TOWER LLC**, a Delaware limited liability company, having an address at 280 Park Avenue, 28th Floor West, New York, NY 10017, Attention: Teresa Hough ("Assignee"), its successors, participants and assigns, without recourse, 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 TFO REVA GOLUB IT 2.0, LLC, a Delaware limited liability company to BDS III MORTGAGE CAPITAL B LLC, a Delaware limited liability company dated as of June 28, 2019 and recorded on July 5, 2019, as Document Number 1918633084 in the Recorder's Office of the Recorder of Deeds of Cook County, Illinois ("Recorder's Office"), (as the same may have been amended, modified, restated, supplemented, renewed or extended), securing payment of note(s) of even date therewith, in the principal amount of \$43,400,000.00, 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 BDS III LOAN SELLER LLC, a Delaware limited liability company, by assignment instrument dated as of July 30, 2019 and recorded on August 7, 2019, as Document Number 1921908064, in the Recorder's Office.

The Mortgage was further assigned to BDS 2019-FL4 LTD., an exempted company incorporated with limited liability under the laws of the Cayman Islands, by assignment instrument dated as of July 30, 2019 and recorded on August 7, 2019, as Document Number 1921908085, in the Recorder's Office.

The Mortgage was further assigned to BDS 2019-FL4 RETENTION HOLDER LLC, a Delaware limited liability company, by assignment instrument and being recorded prior to the recording of this instrument in the Recorder's Office.

The Mortgage was further assigned to BDS III MORTGAGE CAPITAL J LLC, a Delaware limited liability company, by assignment instrument 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.

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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]

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

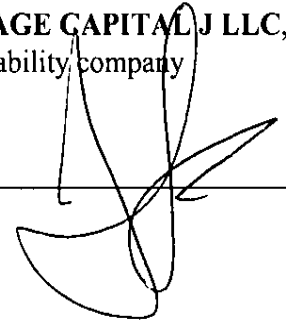
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22<sup>nd</sup> IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of September, 2022, to be effective as of the date first written above.

**ASSIGNOR:**

**BDS III MORTGAGE CAPITAL J LLC, a**  
Delaware limited liability company

By: \_\_\_\_\_  
Name: Jeehae Lee  
Title: Manager



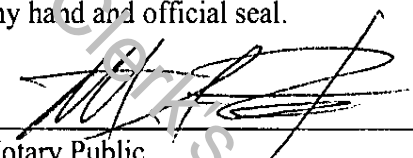
**ACKNOWLEDGEMENT**

STATE OF NEW YORK )  
  )  
COUNTY OF NEW YORK )

On this 19<sup>th</sup> day of September, 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared Jeehae Lee as Manager of BDS III MORTGAGE CAPITAL J 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.

Signature: \_\_\_\_\_  
Notary Public



My Commission Expires:  
**MATTHEW A. BAVOSO**  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02BA6276232  
Qualified in New York County  
My Commission Expires 02-11-2025

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL A:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH DELPHIA AVENUE, AS PER DOCUMENT 20512648; WITH THE NORTH LINE OF THE SOUTH 50.0 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 88 DEGREES, 10 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 50.0 FEET AFORESAID, A DISTANCE OF 475.0 FEET; THENCE NORTH 01 DEGREES, 50 MINUTES, 00 SECONDS WEST, A DISTANCE OF 459.75 FEET TO THE NORTH LINE OF THE SOUTH 510.03 FEET, (AS MEASURED ON THE WEST LINE) OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AFORESAID; THENCE SOUTH 88 DEGREES, 10 MINUTES, 00 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 510.03 FEET AFORESAID, A DISTANCE OF 196.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 04 MINUTES, 44 SECONDS WEST, A DISTANCE OF 119.34 FEET; THENCE SOUTH 88 DEGREES, 10 MINUTES, 00 SECONDS WEST, A DISTANCE OF 267.80 FEET TO THE EAST LINE OF NORTH DELPHIA AVENUE, AS PER DOCUMENT 20512648; THENCE NORTH 00 DEGREES, 04 MINUTES, 44 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 14.34 FEET; THENCE NORTH 88 DEGREES, 10 MINUTES, 00 SECONDS EAST, A DISTANCE OF 5.0 FEET TO ANOTHER EAST LINE OF NORTH DELPHIA AVENUE AFORESAID; THENCE NORTH 00 DEGREES, 04 MINUTES, 44 SECONDS EAST ALONG SAID EAST LINE AND ITS NORTHERLY EXTENSION, A DISTANCE OF 105.00 FEET TO THE NORTH LINE OF THE SOUTH 510.03 FEET AFORESAID; THENCE SOUTH 88 DEGREES, 10 MINUTES, 00 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 33.02 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2 AFORESAID; THENCE NORTH 00 DEGREES, 04 MINUTES, 44 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 123.97 FEET; THENCE NORTH 88 DEGREES, 20 MINUTES, 37 SECONDS EAST, A DISTANCE OF 53.38 FEET; THENCE SOUTH 01 DEGREES, 37 MINUTES, 50 SECONDS EAST, A DISTANCE OF 10.36 FEET; THENCE NORTH 88 DEGREES, 22 MINUTES, 10 SECONDS EAST, A DISTANCE OF 147.54 FEET; THENCE NORTH 01 DEGREES, 46 MINUTES, 55 SECONDS WEST, A DISTANCE OF 9.17 FEET; THENCE NORTH 88 DEGREES, 58 MINUTES, 55 SECONDS EAST, A DISTANCE OF 5.48 FEET; THENCE NORTH 01 DEGREES, 45 MINUTES, 00 SECONDS WEST, A DISTANCE OF 0.20 OF A FOOT; THENCE NORTH 88 DEGREES, 15 MINUTES, 00 SECONDS EAST, A DISTANCE OF 89.36 FEET TO THE EAST LINE OF THE WEST 295.63 FEET AFORESAID; THENCE SOUTH 00 DEGREES, 04 MINUTES, 44 SECONDS WEST LONG SAID EAST LINE, A DISTANCE OF 122.08 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL B

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THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF NORTH DELPHIA AVENUE, AS PER DOCUMENT 20512648, WITH THE NORTH LINE OF THE SOUTH 50.0 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 88 DEGREES, 10 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 50.0 FEET AFORESAID, A DISTANCE OF 475.00 FEET; THENCE NORTH 01 DEGREES, 50 MINUTES, 00 SECONDS WEST, A DISTANCE OF 459.75 FEET TO THE NORTH LINE OF THE SOUTH 510.03 FEET (AS MEASURED ON THE WEST LINE) OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AFORESAID; THENCE SOUTH 88 DEGREES, 10 MINUTES, 00 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 510.03 FEET AFORESAID, A DISTANCE OF 196.86 FEET; THENCE SOUTH 00 DEGREES, 04 MINUTES, 44 SECONDS WEST, A DISTANCE OF 119.34 FEET; THENCE SOUTH 88 DEGREES, 10 MINUTES, 00 SECONDS WEST, A DISTANCE OF 267.80 FEET TO THE EAST LINE OF NORTH DELPHIA AVENUE, AS PER DOCUMENT 20512649; THENCE SOUTH 00 DEGREES, 04 MINUTES, 44 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 165.66 FEET; THENCE NORTH 88 DEGREES, 10 MINUTES, 00 SECONDS EAST, A DISTANCE OF 5.0 FEET TO ANOTHER EAST LINE OF NORTH DELPHIA AVENUE AFORESAID; THENCE SOUTH 00 DEGREES, 04 MINUTES, 44 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 175.0 FEET TO THE POINT OF BEGINNING. IN COOK COUNTY, ILLINOIS.

PARCEL C:

NON-EXCLUSIVE EASEMENTS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE BY 8550 BRYN MAWR, L.L.C., RECORDED MARCH 17, 1999 AS DOCUMENT 99260848, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AUGUST 16, 2000 AS DOCUMENT 00629699.

PARCEL D:

NON-EXCLUSIVE EASEMENTS AS CREATED, LIMITED AND DEFINED IN EASEMENT AGREEMENT IN FAVOR OF DRAKE NORTH INC. AND CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 16, 1959 AND KNOWN AS TRUST NO. 40880, RECORDED APRIL 14, 1960 AS DOCUMENT 17829646.