

# UNOFFICIAL COPY

Doc#: 2232708076 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/23/2022 10:38 AM Pg: 1 of 6

## ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT

BSVRT FINANCE SUB-LENDER I, LLC, a Delaware limited liability company  
(Assignor)

to

BSVRT CMBS FINANCE, LLC, a Delaware limited liability company  
(Assignee)

Effective as of February 23, 2022

Property Address(es): 2455 South Damen Avenue, Chicago, IL 60608  
Parcel No(s): 17-30-208-018-0000  
County of Cook  
State of Illinois

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:

McCoy & Orta, P.C.  
100 North Broadway, 26<sup>th</sup> Floor  
Oklahoma City, Oklahoma 73102  
Telephone: 888-236-0007

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## ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT

Effective as of the 23rd day of February, 2022, BSPRT FINANCE SUB-LENDER I, LLC, a Delaware limited liability company, having an address at 1345 Avenue of the Americas, Suite 32A, New York, NY 10105 ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to BSPRT CMBS FINANCE, LLC, a Delaware limited liability company, having an address at 1345 Avenue of the Americas, Suite 32A, New York, NY 10105 ("Assignee"), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

MORTGAGE AND SECURITY AGREEMENT made by NEA CHICAGO MARKETPLACE, LLC, a Delaware limited liability company to BSPRT CMBS FINANCE, LLC, a Delaware limited liability company, dated as of January 6, 2022 and recorded on January 14, 2022, as Document Number 2201422041 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 \$18,720,000.00, 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 BSPRT FINANCE SUB-LENDER II, LLC, a Delaware limited liability company, by assignment instrument dated as of January 6, 2022 and recorded on August 30, 2022, as Document Number 2224206183, in the Recorder's Office.

The Mortgage was further assigned to Assignor, by assignment instrument dated as of January 25, 2022 and recorded on October 11, 2022, as Document Number 2228457004, 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.

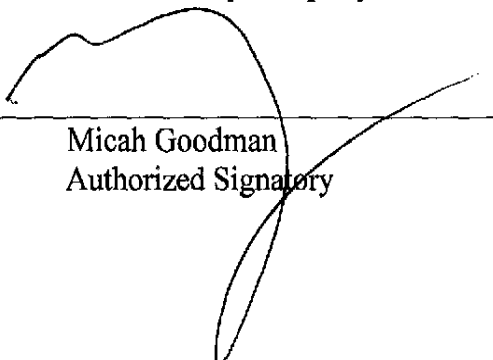
[SIGNATURE(S) ON THE FOLLOWING PAGE]

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IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 10 day of March, 2022, to be effective as of the date first written above.

**ASSIGNOR:**

**BSPRT FINANCE SUB-LENDER I, LLC, a Delaware limited liability company**

By:   
Name: Micah Goodman  
Title: Authorized Signatory

STATE OF NEW YORK

§  
§  
§

COUNTY OF NEW YORK

On the 10 day of March, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared Micah Goodman, as Authorized Signatory of BSPRT FINANCE SUB-LENDER I, 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

VICTORIA A. KUHNE  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01KU6328486  
Qualified in New York County  
Commission Expires August 03, 2023

  
Name of Notary Public  
My Commission Expires:

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## EXHIBIT A

### LEGAL DESCRIPTION

THE FOLLOWING TRACT OF LAND SITUATE IN THE CITY OF CHICAGO, THE COUNTY OF COOK, AND THE STATE OF ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL 1:

THOSE LOTS AND PARTS OF LOTS 32 THROUGH 36, BOTH INCLUSIVE, TOGETHER WITH A PORTION OF THAT PART OF CANAL D (NOW FILLED) IN BLOCK 13 IN SJ WALKER'S DOCK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST HALF, NORTH OF THE RIVER, OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 32, SAID POINT BEING 35.00 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE NORTH 00 DEGREES 01 MINUTE 08 SECONDS WEST, ALONG THE WEST LINE OF SAID LOTS 32 THROUGH 36, (BEING ALSO THE EASTERLY LINE OF SOUTH DAMEN AVENUE) A DISTANCE OF 440.00 FEET TO A LINE 35.00 FEET SOUTH FROM AND PARALLEL WITH THE NORTH LINE OF SAID LOT 26, THENCE SOUTH 89 DEGREES 55 MINUTES 44 SECONDS EAST ALONG SAID PARALLEL LINE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 268.11 FEET, TO A LINE 268.11 FEET EAST FROM AND PARALLEL WITH SAID WEST LINE OF LOTS 32 THROUGH 36, THENCE SOUTH 00 DEGREES 01 MINUTE 08 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 440.21 FEET TO A LINE DRAWN FROM A POINT ON THE WEST LINE OF SAID LOT 32, SAID POINT BEING 25.00 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, EASTERLY TO A POINT ON THE EAST LINE OF THE WEST 15.00 FEET OF LOT 7 IN SAID BLOCK 13 SAID POINT BEING 24.72 FEET NORTH OF THE SOUTH LINE OF SAID LOT 7, THENCE NORTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 268.11 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THOSE PARTS OF LOTS 3 THROUGH 7, BOTH INCLUSIVE, TOGETHER WITH A PORTION OF THAT PART OF CANAL D (NOW FILLED) IN BLOCK 13 IN SJ WALKER'S DOCK ADDITION TO CHICAGO BEING A SUBDIVISION OF THE EAST HALF, NORTH OF THE RIVER, OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 35.00 FEET OF SAID LOT 3 WITH THE EAST LINE OF THE WEST 15.00 FEET OF LOTS 3

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THROUGH 7; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 15.00 FEET OF LOTS 3 THROUGH 7, A DISTANCE OF 440.28 FEET TO A LINE DRAWN FROM A POINT ON THE WEST LINE OF LOT 32 IN BLOCK 13, SAID POINT BEING 25.00 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, EASTERLY TO A POINT ON THE EAST LINE OF THE WEST 15.00 FEET OF SAID LOT 7, SAID POINT BEING 24.72 FEET NORTH OF THE SOUTH LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 53 MINUTES 04 SECONDS WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 90.53 FEET TO A LINE 268.11 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF LOTS 32 THROUGH 36 IN SAID BLOCK 13; THENCE NORTH 00 DEGREES 01 MINUTE 08 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 440.21 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 35.00 FEET OF SAID LOT 3; THENCE SOUTH 89 DEGREES 55 MINUTES 44 SECONDS EAST ALONG THE LAST DESCRIBED LINE A DISTANCE OF 90.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

TOGETHER WITH TERMS AND PROVISIONS OF THAT DECLARATION OF EASEMENTS FOR INGRESS, EGRESS, AND ACCESS DATED JUNE 30, 2010 AND RECORDED AUGUST 10, 2010 AS DOCUMENT NO. 1022256015, AS AMENDED BY AMENDMENT TO DECLARATION OF EASEMENTS FOR INGRESS, EGRESS AND ACCESS DATED AUGUST 24, 2012 AND RECORDED SEPTEMBER 6, 2012 AS DOCUMENT NO. 1225039096 WITH COOK COUNTY RECORDER OF DEEDS, ILLINOIS.

## PARCEL 4:

TOGETHER WITH TERMS AND PROVISIONS OF THAT DECLARATION OF EASEMENT FOR INGRESS, EGRESS AND ACCESS AND FOR MAINTENANCE OF STORMWATER FACILITIES DATED AUGUST 24, 2012 AND RECORDED SEPTEMBER 6, 2012 AS DOCUMENT NO. 1225039097 WITH COOK COUNTY RECORDER OF DEEDS, ILLINOIS.

## PARCEL 5:

TOGETHER WITH TERMS AND CONDITIONS OF A LEASE AGREEMENT BY AND BETWEEN DAMEN, INC. AS LANDLORD, AND MARKETPLACE OF CHICAGO, L.L.C. AS TENANT, AS EVIDENCED BY A MEMORANDUM OF PARKING LOT LEASE, DATED JUNE 30, 2010 AND RECORDED AUGUST 10, 2010 AS DOCUMENT NO. 1022256014. SAID LEASE WAS ASSIGNED AND AMENDED BY ASSIGNMENT AND AMENDMENT OF LEASE BY AND BETWEEN 26TH & DAMEN, INC., AN ILLINOIS

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CORPORATION, MARKETPLACE OF CHICAGO, LLC AN ILLINOIS LIMITED LIABILITY COMPANY AND CHICAGO MARKETPLACE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY DATED AUGUST 28, 2012, UNRECORDED AGREEMENT

PTN: 17-30-208-018-0000

Property of Cook County Clerk's Office

Reference No.: 3545.002  
Matter Name: Chicago Marketplace  
Pool: BBCMS 2022-C14