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Doc# 2234329038 Fee \$98.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/09/2022 03:29 PM PG: 1 OF 7

**ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS**

BSPET CMBS FINANCE, LLC, a Delaware limited liability company  
(Assignor)

to

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT  
OF THE REGISTERED HOLDERS OF BBCMS MORTGAGE TRUST 2022-C14,  
COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2022-C14  
(Assignee)

Effective as of February 23, 2022

Property Address(es): 2600 West 35th Street, Chicago, IL 60632  
Parcel No(s): 16-36-200-031-0000, 16-36-200-033-0000, 16-36-200-048-0000,  
16-36-201-032-0000, 16-36-201-034-0000 and 16-36-201-035-0000

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 ASSIGNMENT OF LEASES AND RENTS

Effective as of the 23rd day of February, 2022, BSPRT CMBS FINANCE, 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 WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF BBCMS MORTGAGE TRUST 2022-C14, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2022-C14, having an address at 1100 North Market Street, Wilmington, DE 19890 ("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 NEA CMP CHICAGO BUSINESS CENTER, 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 2201422044 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 "Assignment of Leases"), securing payment of note(s) of even date therewith, in the original principal amount of \$35,280,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

The Assignment of Leases 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 2224215021, in the Recorder's Office.

The Assignment of Leases was further assigned to Assignor, by assignment instrument dated as of January 25, 2022 and recorded on October 11, 2022, as Document Number 2228457002, in the Recorder's Office.

The Assignment of Leases was further assigned to Assignor, by assignment instrument recorded simultaneously herewith, 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

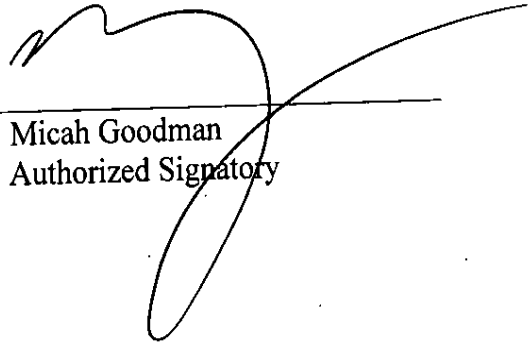
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IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 10 day of March, 2022, to be effective as of the date first written above.

**ASSIGNOR:**

**BSVRT CMBS FINANCE, 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 BSVRT CMBS FINANCE, 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

#### TRACT 1:

THAT PART OF LOT 1 IN CAMPBELL SOUP COMPANY'S (CENTRAL DIVISION) SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1930 AS DOCUMENT 10667452, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST 35TH STREET IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, 33.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 36, WITH THE WEST LINE OF SOUTH CAMPBELL AVENUE IN SAID CITY, AS DEDICATED SEPTEMBER 1, 1904 (NOW VACATED), PRODUCED NORTH. THENCE WEST ON AN ASSIGNED AZIMUTH OF 270 DEGREES, 00 MINUTES, 00 SECONDS, ALONG THE NORTH LINE OF SAID 35TH STREET, 526.77 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ON AN AZIMUTH OF 270 DEGREES, 00 MINUTES, 00 SECONDS ALONG THE NORTH LINE OF 35TH STREET, A DISTANCE OF 372.53 FEET; THENCE ON AN AZIMUTH OF 00 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 140.24 FEET; THENCE ON AN AZIMUTH OF 90 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 13.84 FEET; THENCE ON AN AZIMUTH OF 00 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 261.47 FEET; THENCE ON AN AZIMUTH OF 90 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 4.40 FEET; THENCE ON AN AZIMUTH OF 00 DEGREE, 01 MINUTE, 00 SECONDS, A DISTANCE OF 38.00 FEET TO THE CENTERLINE OF A 24 INCH CONCRETE FOUNDATION WALL; THENCE ON AN AZIMUTH OF 90 DEGREES, 01 MINUTE, 00 SECONDS, ALONG SAID CENTERLINE AND FOUNDATION WALL, AND SAID CENTERLINE EXTENDED EAST, A DISTANCE OF 254.30 FEET TO A POINT, WHICH BEARS AND AZIMUTH OF 00 DEGREES, 01 MINUTE, 00 SECOND FROM THE POINT OF BEGINNING; THENCE ON AN AZIMUTH OF 180 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 439.60 FEET TO THE POINT OF BEGINNING.

#### TRACT 2:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF LOT 1 IN CAMPBELL SOUP COMPANY'S (CENTRAL DIVISION) SUBDIVISION THEREIN ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1990 AS DOCUMENT 10667452, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION ON THE NORTH LINE OF WEST 35TH STREET IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, 33.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 36, WITH THE WEST LINE OF SOUTH CAMPBELL AVENUE IN SAID CITY, AS DEDICATED SEPTEMBER 1, 1904 (NOW VACATED), PRODUCED NORTH; THENCE WEST ON AN ASSIGNED AZIMUTH OF 270 DEGREES, 00 MINUTES, 00 SECONDS, ALONG THE NORTH LINE OF SAID 35TH STREET, A DISTANCE OF 526.77 FEET; THENCE ON AN AZIMUTH OF 00 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 439.60 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE

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CENTERLINE OF A 24 INCH CONCRETE FOUNDATION WALL FOR A POINT OF BEGINNING; THENCE CONTINUING ON AN AZIMUTH OF 00 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 386.74 FEET; THENCE ON AN AZIMUTH OF 23 DEGREES, 21 MINUTES, 52 SECONDS, A DISTANCE OF 83.73 FEET; THENCE ON AN AZIMUTH OF 67 DEGREES, 28 MINUTES, 17 SECONDS, A DISTANCE OF 83.74 FEET; THENCE ON AN AZIMUTH OF 339 DEGREES, 14 MINUTES, 27 SECONDS, A DISTANCE OF 46.06 FEET; THENCE ON AN AZIMUTH OF 68 DEGREES, 15 MINUTES, 58 SECONDS, A DISTANCE OF 43.44 FEET; THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, RADIUS 295.11 FEET, CENTRAL ANGLE 18 DEGREES, 28 MINUTES, 35 SECONDS, A DISTANCE OF 95.17 FEET; THENCE ON AN AZIMUTH OF 49 DEGREES, 47 MINUTES, 23 SECONDS, 33.91 FEET; THENCE ON AN AZIMUTH OF 36 DEGREES, 15 MINUTES, 07 SECONDS, A DISTANCE OF 275.76 FEET TO THE SOUTHERLY LINE OF THE CANAL RESERVE OF THE ILLINOIS AND MICHIGAN CANAL; THENCE ON AN AZIMUTH OF 248 DEGREES, 27 MINUTES, 00 SECONDS ALONG SAID SOUTHERLY LINE, A DISTANCE OF 976.31 FEET TO THE NORTHEAST CORNER OF LOT 4 IN CAMPBELL SOUP COMPANY'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 36, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 24, 1957 AS DOCUMENT 16966716; THENCE SOUTH THROUGH THE FOLLOWING TEN (10) COURSES ALONG THE EAST LINES OF SAID CAMPBELL SOUP COMPANY'S SUBDIVISION: THENCE ON AN AZIMUTH OF 214 DEGREES, 13 MINUTES, 38 SECONDS, A DISTANCE OF 165.36 FEET; THENCE ON AN AZIMUTH OF 179 DEGREES, 59 MINUTES, 58 SECONDS, A DISTANCE OF 311.98 FEET; THENCE ON AN AZIMUTH OF 89 DEGREES, 16 MINUTES, 10 SECONDS, A DISTANCE OF 18.00 FEET; THENCE ON AN AZIMUTH OF 180 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 94.00 FEET; THENCE ON AN AZIMUTH OF 90 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 23.00 FEET; THENCE ON AN AZIMUTH OF 180 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 106.00 FEET; THENCE ON AN AZIMUTH OF 236 DEGREES, 06 MINUTES, 50 SECONDS, A DISTANCE OF 49.39 FEET; THENCE ON AN AZIMUTH OF 180 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 127.25 FEET; THENCE ON AN AZIMUTH OF 270 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 3.95 FEET; THENCE ON AN AZIMUTH OF 180 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 125.00 FEET TO THE NORTH LINE OF WEST 35TH STREET AFORESAID; THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 227.45 FEET; THENCE ON AN AZIMUTH OF 00 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 140.24 FEET; THENCE ON AN AZIMUTH OF 90 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 13.84 FEET; THENCE ON AN AZIMUTH OF 00 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 261.47 FEET; THENCE ON AN AZIMUTH OF 90 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 4.40 FEET; THENCE ON AN AZIMUTH OF 00 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 38.00 FEET TO THE CENTERLINE OF A 24 INCH CONCRETE FOUNDATION WALL; THENCE ON AN AZIMUTH OF 90 DEGREES, 01 MINUTE, 00 SECONDS ALONG SAID CENTERLINE AND FOUNDATION WALL, AND SAID CENTERLINE EXTENDED EAST, A DISTANCE OF 354.30 FEET TO THE POINT OF BEGINNING.

### TRACT 3:

LOTS 2 AND 4 IN CAMPBELL SOUP COMPANY'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 1957 AS DOCUMENT 16966716, IN COOK COUNTY, ILLINOIS.

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TRACT 4:

TOGETHER WITH THE TERMS AND PROVISIONS OF THAT EASEMENT AGREEMENT SET FORTH AS DOCUMENT NO. 93280727, IN COOK COUNTY, ILLINOIS.

TRACT 5:

NON-EXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS A STRIP OF LAND REFERRED TO AS EASEMENT #5 AS SET FORTH AND DEPICTED IN THAT DECLARATION OF EASEMENTS FOR INGRESS, EGRESS AND ACCESS RECORDED AS DOCUMENT NO. 93280729, IN COOK COUNTY, ILLINOIS.

TRACT 6:

TOGETHER WITH THE RIGHTS-OF-WAY FOR RAILROAD, SWITCH TRACKS, SPUR TRACKS, RAILWAY FACILITIES AND OTHER RELATED EASEMENTS, IF ANY, ON AND ACROSS THE LAND, AS RECITED IN EASEMENT FOR USE OF RAILROAD TRACKS SET FORTH AS DOCUMENT NO. 93280728, IN COOK COUNTY, ILLINOIS.

PIN(s): 16-36-200-031-0000;  
16-36-200-033-0000;  
16-36-200-048-0000;  
16-36-201-032-0000;  
16-36-201-034-0000; and  
16-36-201-035-0000