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Karen A. Yarbrough
Cook County Clerk
Date: 01/20/2023 11:21 AM Pg: 1 of 4

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

WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association
(Assignor)

to

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT
OF THE REGISTERED HOLDERS OF BANK 2022-BNK44, COMMERCIAL MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2022-BNK44
(Assignee)

Effective as of November 22, 2022

Property Address(es): 2323 Capital Drive, Northbrook, IL 60062
Parcel No(s): 04-18-401-038-0000; 04-18-401-039-0000; 04-18-401-044-0000
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, SECURITY AGREEMENT AND FIXTURE FILING

Effective as of the 22nd day of November, 2022, WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association, having an address at c/o Wells Fargo Commercial Mortgage Servicing, 401 South Tryon Street, 8th Floor, Charlotte, NC 28202 (“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 BANK 2022-PNK44, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2022-BNK44, 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:

MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING made by EXCHANGERIGHT NET-LEASED PORTFOLIO 59 DST, a Delaware statutory trust to Assignor, dated as of October 13, 2022 and recorded on October 18, 2022, as Document Number 2229122003 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 \$36,000,000.00, 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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21 IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of November, 2022, to be effective as of the date first written above.

ASSIGNOR:

WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association

By: [Signature]
Name: Herschel Patel
Title: Vice President

Property of County Office

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

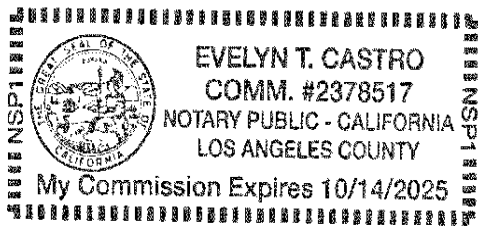
STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On this 21st day of November, 2022, before me, Evelyn T. Castro, Notary Public, personally appeared Herschel Patel, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Evelyn T. Castro (Seal)



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 5A AND 5B IN WILLOW-SANDERS DEVELOPMENT FIRST RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN WILLOW-SANDERS DEVELOPMENT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 18 AND THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 18, 2013 AS DOCUMENT NUMBER 1316929051, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RECIPROCAL RIGHTS AND EASEMENTS RECORDED NOVEMBER 5, 2009 AS DOCUMENT 0930939049, AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RECIPROCAL RIGHTS AND EASEMENTS RECORDED JUNE 18, 2013 AS DOCUMENT 1316929052, RECORDED AUGUST 12, 2013 AS DOCUMENT NUMBER 1322412046 FOR STORMWATER MANAGEMENT FACILITIES, ACCESS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, UTILITIES, SIGNAGE, AND MAINTENANCE OVER AND UPON THE EASEMENT AREAS MORE PARTICULARLY DESCRIBED IN SECTION 9 AND EXHIBITS E-1, B-2 AND B-3, AND AS SHOWN ON EXHIBIT E OF SAID FIRST AMENDMENT.

Parcel No(s): 04-18-401-038-0000; 04-18-401-039-0000; 04-18-401-044-0000