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Execution

ACREFI MORTGAGE LENDING, LLC

("Assignor")

TO

ACREFI SAN, LLC, as Mortgagee

("Assignee")

ASSIGNMENT OF SECOND AMENDMENT TO MORTGAGE, SECURITY
AGREEMENT AND FIXTURE FILING AND SECOND
AMENDMENT TO ASSIGNMENT OF LEASES



Dated: As of February 8, 2023
Location: 1225 West Randolph
Street, Chicago, Illinois
60606
County: Cook County, Chicago

Doc# 2304057024 Fee \$89.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/09/2023 02:08 PM PG: 1 OF 6

PREPARED BY AND UPON
RECORDATION RETURN TO:

Ropes & Gray LLP
800 Boylston St
Boston, MA 02199
Attn: Rory Brown

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Execution

ASSIGNMENT OF SECOND AMENDMENT TO MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING AND SECOND AMENDMENT TO ASSIGNMENT OF LEASES

Know all persons by these presents that, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ACREFI MORTGAGE LENDING, LLC, a Delaware limited liability company, (successor-in-interest to ACREFI GS, LLC, a Delaware limited liability company, which is successor-in-interest to ACREFI Holdings J-I, LLC, a Delaware limited liability company) having an office at c/o Apollo Commercial Real Estate Finance, Inc., 9 West 57th Street, New York, New York 10019 ("Assignor") does, effective as of February 8, 2023, hereby assign, transfer and set over unto ACREFI SAN, LLC, a Delaware limited liability company, having an office at c/o Apollo Commercial Real Estate Finance, Inc., 9 West 57th Street, New York, New York 10019 ("Assignee") (without recourse, representations or warranties of any kind except as may otherwise be agreed to in writing between Assignor and Assignee), any and all rights of Assignor in and to the security instrument executed by a certain obligor set forth on Schedule I attached hereto and incorporated herein by reference (the "Security Instrument"), which Security Instrument affects certain real property listed in Exhibit A attached hereto and incorporated herein by reference.

The purpose of this instrument is to assign the Security Instrument executed by such obligors to Assignee and to release any and all interest Assignor may have in and to the Security Instrument, except any indemnification provisions set forth in the Security Instrument or otherwise agreed in writing between Assignor and Assignee which by their terms would continue to benefit Assignor but only to the extent such rights of Assignor to indemnification arise from events occurring prior to the Closing Date and such rights of Assignor are fully subordinated to the interest of Assignee to the extent that there are any claims against Assignee to which such indemnification provisions set forth in the Security Instrument would apply.

This Assignment may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, but all of which taken together shall constitute but one and the same instrument.

[signature page follows]

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IN WITNESS WHEREOF, Assignor has caused this instrument to be executed under seal as of this 8th day of February, 2023.

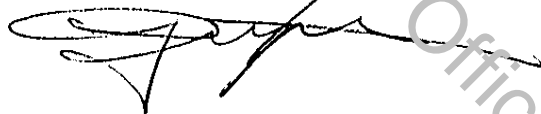
ASSIGNOR:

ACREFI MORTGAGE LENDING, LLC,
a Delaware limited liability company

By: Anastasia Mironova
Name: Anastasia Mironova
Title: Chief Financial Officer

STATE OF NEW YORK)
) ss:
COUNTY OF New York)

On the 12 day of January, in the year 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Anastasia Mironova, 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.



Gina Kim
Notary Public, State of New York
Reg. No. 01KI6398677
Qualified in New York County
Commission Expires 10/07/2023

[Interim Assignment of Second Amendment to Mortgage, Security Agreement and Fixture Filing and Second Amendment to Assignment of Leases from ACREI Mortgage Lending, LLC to ACREFI SAN, LLC – 225 W Randolph]

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ASSIGNEE:

ACREFI SAN, LLC,
a Delaware limited liability company


By: Anastasia Mironova

Name: Anastasia Mironova

Title: Chief Financial Officer

STATE OF NEW YORK)
) ss:
COUNTY OF New York)

On the 12 day of January, in the year 2023, before me, the undersigned, a Notary Public in and for said State personally appeared Anastasia Mironova, 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.


Notary Public

Gina Kim
Notary Public, State of New York
Reg. No. 01K16398677
Qualified in New York County
Commission Expires 10/07/2023



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SCHEDULE I TO ASSIGNMENT OF SECOND AMENDMENT TO MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING AND SECOND AMENDMENT TO ASSIGNMENT OF LEASES

- (i) Second Amendment to Mortgage, Security Agreement and Fixture Filing and Second Amendment to Assignment of Leases by 225 WEST RANDOLPH OWNER, L.L.C., as mortgagor, for the benefit of ACREFI MORTGAGE LENDING, LLC, as mortgagee, recorded on November 30, 2022 as Document No. 2233413017 with the Cook County Recorder of Deeds.

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 2, 3 AND 4 (EXCEPT THAT PART OF LOT 2 DEDICATED FOR PUBLIC ALLEY BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 18928994) IN BLOCK 41 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF VACATED WEST COURT PLACE LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 2, 3 AND 4 AND LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 6, ALL IN BLOCK 41 IN ORIGINAL TOWN OF CHICAGO AFORESAID; LYING NORTH OF AND ADJOINING THE NORTH LINE OF SUB-LOT 1 OF LOT 5 AND THE NORTH LINE OF SUB-LOTS 1, 2 AND 3 OF LOT 7, AND LYING WEST OF AND ADJOINING THE EAST LINE OF SAID SUB-LOT 3 OF LOT 7 PRODUCED NORTH 18 FEET, ALL IN BLOCK 41 IN ORIGINAL TOWN OF CHICAGO AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PIN(s): 17-09-443-001-0000, 17-09-443-002-0000, 17-09-443-003-0000,
17-09-443-004-0000, 17-09-443-005-0000, 17-09-444-016-0000,
17-09-444-020-0000, and 17-09-444-034-0000

Address: 225 West Randolph Street, Chicago, Illinois 60606