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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/24/2023 01:41 PM PG: 1 OF 4

ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT

SABAL CAPITAL II, LLC, a Delaware limited liability company
(Assignor)

to

COMPUTERSHARE TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, ON
BEHALF OF THE REGISTERED HOLDERS OF BMO 2022-C3 MORTGAGE TRUST,
COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2022-C3 AND
THE UNCERTIFICATED VRR INTEREST OWNER
(Assignee)

Effective as of October 7, 2022

Property Address(es): 4944-4946 North Harding Avenue, Chicago, IL 60625
Parcel No(s): 13-11-313-030-1001, 13-11-313-030-1002, 13-11-313-030-1003,
13-11-313-030-1004, 13-11-313-030-1005, 13-11-313-030-1006, 13-11-313-030-1007,
13-11-313-030-1008, 13-11-313-030-1009, 13-11-313-030-1010, 13-11-313-030-1011
13-11-313-030-1012 and 13-11-313-030-1013
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 AND SECURITY AGREEMENT

Effective as of the 7th day of October, 2022, SABAL CAPITAL II, LLC, a Delaware limited liability company, having an address at 465 N. Halstead Street, Suite 105, Pasadena, CA 91107 ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to COMPUTERSHARE TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF BMO 2022-C3 MORTGAGE TRUST, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2022-C3 AND THE UNCERTIFICATED VRR INTEREST OWNER, having an address at 9062 Old Annapolis Road, Columbia, MD 21045 ("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 SUBURBAN SKIES LLC, an Illinois limited liability company to Assignor, dated as of May 5, 2022 and recorded on May 6, 2022, as Document Number 2212645051 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 \$5,115,000.00, 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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IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 13 day of October, 2022, to be effective as of the date first written above.

ASSIGNOR:

SABAL CAPITAL II, LLC, a Delaware limited liability company

By: 
Name: Vartan Derbedrossian
Title: Chief Servicing Officer

Property of County Clerk's Office

ACKNOWLEDGMENT

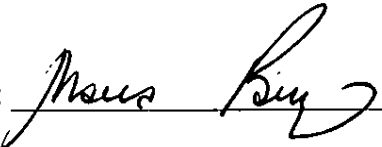
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

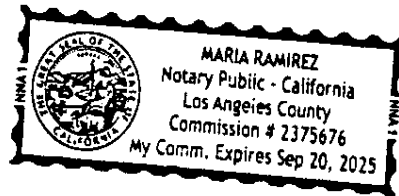
STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On this 13 day of October, 2022, before me, MARIA RAMIREZ, Notary Public, personally appeared Vartan Derbedrossian, 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:  (Seal)



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EXHIBIT A

LEGAL DESCRIPTION

Street Address: 4944-46 North Harding Avenue, Chicago, Illinois 60625

Permanent Tax Identification Numbers: 13-11-313-030-1001, 13-11-313-030-1002, 13-11-313-030-1003, 13-11-313-030-1004, 13-11-313-030-1005, 13-11-313-030-1006, 13-11-313-030-1007, 13-11-313-030-1008, 13-11-313-030-1009, 13-11-313-030-1010, 13-11-313-030-1011, 13-11-313-030-1012, 13-11-313-030-1013

UNITS 4944-1E, 4944-1W, 4944-2E, 4944-2W, 4944-3E, 4944-3W, 4946-AA, 4946-1E, 4946-1W, 4946-2E, 4946-2W, 4946-3E AND 4946-3W IN THE 4944-46 N. HARDING AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 5 AND 6 IN PREGLER'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 3 (EXCEPT THE SOUTH 108 FEET THEREOF) SPIKINGS SUBDIVISION OF THE WEST 60 ACRES (EXCEPT THE NORTHWEST 13 ACRES) OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AS DOCUMENT NUMBER 3781436, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 05271118014, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.