

# UNOFFICIAL COPY

Doc#. 2307345166 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/14/2023 12:55 PM Pg: 1 of 20

Prepared by, and after recording  
return to:

Cassin & Cassin LLP

2900 Westchester Avenue, Suite 402

Purchase, New York 10577

Attn: Recording Department

226JT 1960625K

2/3

## ASSUMPTION AND RELEASE AGREEMENT

5001 S Drexel Blvd

5001 S Drexel Blvd, Chicago, IL 60615

County: Cook

# UNOFFICIAL COPY

## RECORD AND RETURN TO:

Cassin & Cassin LLP  
2900 Westchester Avenue, Suite 402  
Purchase, NY 10577  
Attn: Recording Department

County: Cook

----- [Space Above This Line For Recording Data] -----

## ASSUMPTION AND RELEASE AGREEMENT

This ASSUMPTION AND RELEASE AGREEMENT ("**Agreement**") is dated as of March 3, 2023, by and among **5001 DREXEL LLC**, an Illinois limited liability company ("**Transferor**"), **5001 DREXEL LP**, a Delaware limited partnership ("**Transferee**"), **JONATHAN SHAINBERG** and **MARC HAMMERMAN**, ("**Original Guarantor**"), **JAMES NAHON**, **AVROHOM KLOR** and **HANNAH VAN** ("**New Guarantor**") and **FANNIE MAE**, a corporation duly organized under the Federal National Mortgage Association Charter Act, as amended, 12 U.S.C. §1716 et seq., and existing under the laws of the United States ("**Fannie Mae**").

### RECITALS:

A. Pursuant to that certain Multifamily Loan and Security Agreement dated as of August 26, 2020, executed by and between Transferor and **ARBOR COMMERCIAL FUNDING I, LLC**, a New York limited liability company ("**Original Lender**") (as amended, restated, replaced, supplemented or otherwise modified from time to time, the "**Loan Agreement**"), Original Lender made a loan to Transferor in the original principal amount of **THREE MILLION EIGHT HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$3,820,000.00)** (the "**Mortgage Loan**"), as evidenced by, among other things, that certain Multifamily Note dated as of August 26, 2020, executed by Transferor and made payable to Original Lender in the amount of the Mortgage Loan (as amended, restated, replaced, supplemented or otherwise modified from time to time, the "**Note**"), which Note has been assigned to Fannie Mae. The current servicer of the Mortgage Loan is **FANNIE MAE** ("**Loan Servicer**").

B. In addition to the Loan Agreement, the Mortgage Loan and the Note are secured by, among other things, a Multifamily Mortgage, Deed of Trust or Deed to Secure Debt dated as of August 28, 2020 and recorded as instrument number 2024110082 in the land records of Cook County, Illinois (as amended, restated, replaced, supplemented or otherwise modified from time to time, the "**Security Instrument**") encumbering the land as more particularly described in Exhibit A attached hereto (the "**Mortgaged Property**").

C. The Security Instrument has been assigned to Fannie Mae pursuant to that certain Assignment of Multifamily Mortgage, Deed of Trust or Deed to Secure Debt dated as of August 28, 2020 and recorded as instrument number 2024110083 in the land records of Cook County, Illinois.

# UNOFFICIAL COPY

D. The Loan Agreement, the Note, the Security Instrument, the Environmental Indemnity and any other documents executed in connection with the Mortgage Loan, including but not limited to those listed on Exhibit B to this Agreement, are referred to collectively as the “**Loan Documents.**” Transferor is liable for the payment and performance of all of Transferor’s obligations under the Loan Documents.

E. Original Guarantor is liable under the Guaranty of Non-Recourse Obligations dated as of August 26, 2020 (the “**Guaranty**”).

F. Each of the Loan Documents has been duly assigned or endorsed to Fannie Mae.

G. Fannie Mae has been asked to consent to (i) the transfer of the Mortgaged Property to Transferee and the assumption by Transferee of the obligations of Transferor under the Loan Documents (the “**Transfer**”) and (ii) the release of Original Guarantor from its obligations under the Guaranty and accept the assumption by New Guarantor of Original Guarantor’s obligations under the Guaranty (the “**Guarantor Assumption**”).

H. Fannie Mae has agreed to consent to the Transfer and Guarantor Assumption subject to the terms and conditions stated below.

## AGREEMENTS:

NOW, THEREFORE, in consideration of the mutual covenants in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

### 1. **Recitals.**

The recitals set forth above are incorporated herein by reference.

### 2. **Defined Terms.**

Capitalized terms used and not specifically defined herein have the meanings given to such terms in the Loan Agreement. The following terms, when used in this Agreement, shall have the following meanings:

“**Amended Loan Agreement**” means either (a) the Amendment to Multifamily Loan and Security Agreement executed by Transferee and Fannie Mae dated as of even date herewith, together with the Loan Agreement, or (b) the Amended and Restated Multifamily Loan and Security Agreement executed by Transferee and Fannie Mae dated as of even date herewith.

“**Claims**” means any and all possible claims, demands, actions, costs, expenses and liabilities whatsoever, known or unknown, at law or in equity, originating in whole or in part, on or before the date of this Agreement, which Transferor, Original Guarantor, or any of their respective partners, members, officers, agents or employees, may now or hereafter have against the Indemnitees, if any and irrespective of whether any such claims arise out of contract, tort, violation of laws, or regulations, or otherwise in connection with any of the Loan Documents, including,

# UNOFFICIAL COPY

without limitation, any contracting for, charging, taking, reserving, collecting or receiving interest in excess of the highest lawful rate applicable thereto and any loss, cost or damage, of any kind or character, arising out of or in any way connected with or in any way resulting from the acts, actions or omissions of the Indemnitees, including any requirement that the Loan Documents be modified as a condition to the transactions contemplated by this Agreement, any charging, collecting or contracting for prepayment premiums, transfer fees, or assumption fees, any breach of fiduciary duty, breach of any duty of fair dealing, breach of confidence, breach of funding commitment, undue influence, duress, economic coercion, violation of any federal or state securities or Blue Sky laws or regulations, conflict of interest, negligence, bad faith, malpractice, violations of the Racketeer Influenced and Corrupt Organizations Act, intentional or negligent infliction of mental distress, tortious interference with contractual relations, tortious interference with corporate governance or prospective business advantage, breach of contract, deceptive trade practices, libel, slander, conspiracy or any claim for wrongfully accelerating the Note or wrongfully attempting to foreclose on any collateral relating to the Mortgage Loan, but in each case only to the extent permitted by applicable law.

“**Indemnitees**” means, collectively, Original Lender, Fannie Mae, Loan Servicer and their respective successors, assigns, agents, directors, officers, employees and attorneys, and each current or substitute trustee under the Security Instrument.

“**Transfer Fee**” means \$37,223.69.

### 3. Assumption of Transferor’s Obligations.

Transferor hereby assigns and Transferee hereby assumes all of the payment and performance obligations of Transferor set forth in the Note, the Security Instrument, the Loan Agreement, and the other Loan Documents in accordance with their respective terms and conditions, as the same may be modified from time to time, including payment of all sums due under the Loan Documents. Transferee further agrees to abide by and be bound by all of the terms of the Loan Documents, all as though each of the Loan Documents had been made, executed and delivered by Transferee.

### 4. Assumption by New Guarantor; Release of Transferor and Original Guarantor.

New Guarantor hereby assumes all liability of Original Guarantor under the provisions of the Guaranty.

In reliance on Transferor’s Original Guarantor’s and Transferee’s and New Guarantor’s representations and warranties in this Agreement, Fannie Mae releases Transferor and Original Guarantor from all of its their respective obligations under the Loan Documents other than for any liability pursuant to this Agreement, the Guaranty and the Environmental Indemnity for any liability that relates to the period prior to the date hereof, regardless of when such environmental liability is discovered. If any material element of the representations and warranties made by Transferor and Original Guarantor contained herein is false as of the date of this Agreement, then the release set forth in this Section 4 will be deemed cancelled as of the date of this Agreement.

# UNOFFICIAL COPY

and Transferor and Original Guarantor will remain obligated under the Loan Documents as though there had been no such release.

## 5. Transferor's and Original Guarantor's Representations and Warranties.

Transferor and Original Guarantor represents and warrants to Fannie Mae as of the date of this Agreement that:

(a) the Note has an unpaid principal balance of **\$3,772,369.23** and prior to default currently bears interest at the rate of three and 72/100 percent (3.72%) per annum;

(b) The Loan Documents require that monthly payments of interest in the amount of (i) **\$10,770.05** be made on or before the first (1st) day of each 28-day month, (ii) **\$11,154.70** be made on or before the first (1st) day of each 29-day month, (iii) **\$11,539.34** be made on or before the first (1st) day of each 30-day month, and (iv) **\$11,923.99** be made on or before the first (1st) day of each 31-day month, continuing to and including **October 1, 2020**, and thereafter principal and interest in the amount of **\$11,923.99** made on the first (1<sup>st</sup>) of each month, continuing to and including **September 1, 2030**, when all sums due under the Loan Documents will be immediately due and payable in full; there are no defenses, offsets or counterclaims to the Note, the Security Instrument, the Loan Agreement, the Guaranty or the other Loan Documents;

(c) there are no defenses, offsets or counterclaims to the Note, the Security Instrument, the Loan Agreement, the Guaranty or the other Loan Documents;

(d) there are no defaults by Transferor under the provisions of the Note, the Security Instrument, the Loan Agreement, the Guaranty or the other Loan Documents;

(e) all provisions of the Note, the Security Instrument, the Loan Agreement, the Guaranty and other Loan Documents are in full force and effect; and

(f) there are no subordinate liens covering or relating to the Mortgaged Property, nor are there any mechanics' liens or liens for unpaid taxes or assessments encumbering the Mortgaged Property, nor has notice of a lien or notice of intent to file a lien been received except for mechanics' or materialmen's liens which attach automatically under the laws of the Governmental Authority upon the commencement of any work upon, or delivery of any materials to, the Mortgaged Property and for which Transferor is not delinquent in the payment for any such services or materials;

## 6. Transferee's and New Guarantor's Representations and Warranties.

Transferee and New Guarantor represents and warrants to Fannie Mae as of the date of this Agreement that neither Transferee nor any New Guarantor has any knowledge that any of the representations made by Transferor and Original Guarantor in Section 5 above are not true and correct.

# UNOFFICIAL COPY

## 7. Consent to Transfer.

(a) Fannie Mae hereby consents to the Transfer and to the assumption by Transferee of all of the obligations of Transferor under the Loan Documents, subject to the terms and conditions set forth in this Agreement. Fannie Mae's consent to the transfer of the Mortgaged Property to Transferee is not intended to be and shall not be construed as a consent to any subsequent transfer which requires Lender's consent pursuant to the terms of the Loan Agreement.

(b) Transferor, Transferee, New Guarantor and Original Guarantor understand and intend that Fannie Mae will rely on the representations and warranties contained herein.

## 8. Consent to Guarantor Assumption.

Fannie Mae hereby consents to the Guarantor Assumption, subject to the terms and conditions set forth in this Agreement. Fannie Mae's consent to the Guarantor Assumption is not intended to be and shall not be construed as a consent to any subsequent transfer which requires Lender's consent pursuant to the terms of the Loan Agreement.

## 9. Amendment and Modification of Loan Documents.

As additional consideration for Fannie Mae's consent to the Transfer [and Guarantor Assumption] as provided herein, Transferee, [New Guarantor] and Fannie Mae hereby agree to a modification and amendment of the Loan Documents as set forth in the Amended Loan Agreement.

## 10. Consent to Key Principal Change.

The parties hereby agree that the party identified as the Key Principal in the Loan Agreement is hereby changed to **JAMES NAHON, AVROHOM KLOR and HANNAH VAN.**

## 11. Limitation of Amendment.

Except as expressly stated herein, all terms and conditions of the Loan Documents, including the Loan Agreement, Note, Security Instrument and Guaranty, shall remain unchanged and in full force and effect.

## 12. Further Assurances.

Transferee and New Guarantor agrees at any time and from time to time upon request by Fannie Mae to take, or cause to be taken, any action and to execute and deliver any additional documents which, in the opinion of Fannie Mae, may be necessary in order to assure to Fannie Mae the full benefits of the amendments contained in this Agreement.

## 13. Modification.

This Agreement embodies and constitutes the entire understanding among the parties with respect to the transactions contemplated herein, and all prior or contemporaneous agreements,



# UNOFFICIAL COPY

understandings, representations, and statements, oral or written, are merged into this Agreement. Neither this Agreement nor any provision hereof may be waived, modified, amended, discharged, or terminated except by an instrument in writing signed by the party against which the enforcement of such waiver, modification, amendment, discharge, or termination is sought, and then only to the extent set forth in such instrument. Except as expressly modified by this Agreement, the Loan Documents shall remain in full force and effect and this Agreement shall have no effect on the priority or validity of the liens set forth in the Security Instrument or the other Loan Documents, which are incorporated herein by reference. Transferee and New Guarantor hereby [ratify][ratifies] the agreements made by Transferor and Original Guarantor to Fannie Mae in connection with the Mortgage Loan and agree(s) that, except to the extent modified hereby, all of such agreements remain in full force and effect.

#### 14. **Priority; No Impairment of Lien.**

Nothing set forth herein shall affect the priority, validity or extent of the lien of any of the Loan Documents, nor, except as expressly set forth herein, release or change the liability of any party who may now be or after the date of this Agreement, become liable, primarily or secondarily, under the Loan Documents.

#### 15. **Costs.**

Transferee and Transferor agree to pay all fees and costs (including attorneys' fees) incurred by Fannie Mae and the Loan Servicer in connection with Fannie Mae's consent to and approval of the Transfer, Guarantor Assumption, and the Transfer Fee in consideration of the consent to that transfer.

#### 16. **Financial Information.**

Transferee and New Guarantor represents and warrants to Fannie Mae that all financial information and information regarding the management capability of Transferee and New Guarantor provided to the Loan Servicer or Fannie Mae was true and correct as of the date provided to the Loan Servicer or Fannie Mae and remains materially true and correct as of the date of this Agreement.

#### 17. **Indemnification.**

(a) Transferee and Transferor and Original Guarantor and New Guarantor each unconditionally and irrevocably releases and forever discharges the Indemnitees from all Claims, agrees to indemnify the Indemnitees, and hold them harmless from any and all claims, losses, causes of action, costs and expenses of every kind or character in connection with the Claims or the transfer of the Mortgaged Property. Notwithstanding the foregoing, Transferor and Original Guarantor shall not be responsible for any Claims arising from the action or inaction of Transferee and New Guarantor, and Transferee and New Guarantor shall not be responsible for any Claims arising from the action or inaction of Transferor or Original Guarantor.

(b) This release is accepted by Fannie Mae and Loan Servicer pursuant to this Agreement and shall not be construed as an admission of liability on the part of any party.

# UNOFFICIAL COPY

(c) Each of Transferor and Transferee [and Original Guarantor and New Guarantor] hereby represents and warrants that it has not assigned, pledged or contracted to assign or pledge any Claim to any other person.

## 18. Non-Recourse.

Article 3 (Personal Liability) of the Loan Agreement is hereby incorporated herein as if fully set forth in the body of this Agreement.

## 19. Governing Law; Consent to Jurisdiction and Venue.

Section 15.01 (Governing Law; Consent to Jurisdiction and Venue) of the Loan Agreement is hereby incorporated herein as if fully set forth in the body of this Agreement.

## 20. Notice.

### (a) Process of Serving Notice.

All notices under this Agreement shall be:

- (1) in writing and shall be:
  - (A) delivered, in person;
  - (B) mailed, postage prepaid either by registered or certified delivery, return receipt requested;
  - (C) sent by overnight courier; or
  - (D) sent by electronic mail with originals to follow by overnight courier;
- (2) addressed to the intended recipient at its respective address set forth at the end of this Agreement; and
- (3) deemed given on the earlier to occur of:
  - (A) the date when the notice is received by the addressee; or
  - (B) if the recipient refuses or rejects delivery, the date on which the notice is so refused or rejected, as conclusively established by the records of the United States Postal Service or any express courier service.

### (b) Change of Address.

Any party to this Agreement may change the address to which notices intended for it are to be directed by means of notice given to the other parties to this Agreement in accordance with this Section 20.



# UNOFFICIAL COPY

**(c) Default Method of Notice.**

Any required notice under this Agreement which does not specify how notices are to be given shall be given in accordance with this Section 20.

**(d) Receipt of Notices.**

No party to this Agreement shall refuse or reject delivery of any notice given in accordance with this Agreement. Each party is required to acknowledge, in writing, the receipt of any notice upon request by the other party.

**21. Counterparts.**

This Agreement may be executed in any number of counterparts, each of which shall be considered an original for all purposes; provided, however, that all such counterparts shall constitute one and the same instrument.

**22. Severability; Entire Agreement; Amendments.**

The invalidity or unenforceability of any provision of this Agreement or any other Loan Document shall not affect the validity or enforceability of any other provision of this Agreement, all of which shall remain in full force and effect. This Agreement contains the complete and entire agreement among the parties as to the matters covered, rights granted and the obligations assumed in this Agreement. This Agreement may not be amended or modified except by written agreement signed by the parties hereto.

**23. Construction.**

(a) The captions and headings of the sections of this Agreement are for convenience only and shall be disregarded in construing this Agreement.

(b) Any reference in this Agreement to an "Exhibit" or "Schedule" or a "Section" or an "Article" shall, unless otherwise explicitly provided, be construed as referring, respectively, to an exhibit or schedule attached to this Agreement or to a Section or Article of this Agreement. All exhibits and schedules attached to or referred to in this Agreement, if any, are incorporated by reference into this Agreement.

(c) Any reference in this Agreement to a statute or regulation shall be construed as referring to that statute or regulation as amended from time to time.

(d) Use of the singular in this Agreement includes the plural and use of the plural includes the singular.

(e) As used in this Agreement, the term "including" means "including, but not limited to" or "including, without limitation," and is for example only and not a limitation.

# UNOFFICIAL COPY

(f) Whenever a party's knowledge is implicated in this Agreement or the phrase "to the knowledge" of a party or a similar phrase is used in this Agreement, such party's knowledge or such phrase(s) shall be interpreted to mean to the best of such party's knowledge after reasonable and diligent inquiry and investigation.

(g) Unless otherwise provided in this Agreement, if Lender's approval is required for any matter hereunder, such approval may be granted or withheld in Lender's sole and absolute discretion.

(h) Unless otherwise provided in this Agreement, if Lender's designation, determination, selection, estimate, action or decision is required, permitted or contemplated hereunder, such designation, determination, selection, estimate, action or decision shall be made in Lender's sole and absolute discretion.

(i) All references in this Agreement to a separate instrument or agreement shall include such instrument or agreement as the same may be amended or supplemented from time to time pursuant to the applicable provisions thereof.

(j) "Lender may" shall mean at Lender's discretion, but shall not be an obligation.

## 24. WAIVER OF TRIAL BY JURY

TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, EACH OF THE PARTIES HERETO (A) COVENANTS AND AGREES NOT TO ELECT A TRIAL BY JURY WITH RESPECT TO ANY ISSUE ARISING OUT OF THIS AGREEMENT OR ANY OTHER LOAN DOCUMENT, OR THE RELATIONSHIP BETWEEN THE PARTIES, THAT IS TRIABLE OF RIGHT BY A JURY AND (B) WAIVES ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO SUCH ISSUE TO THE EXTENT THAT ANY SUCH RIGHT EXISTS NOW OR IN THE FUTURE. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS SEPARATELY GIVEN BY EACH PARTY, KNOWINGLY AND VOLUNTARILY WITH THE BENEFIT OF COMPETENT LEGAL COUNSEL.

[Remainder of Page Intentionally Blank]

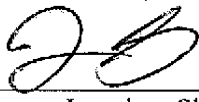
# UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties have signed and delivered this Agreement under seal (where applicable) or have caused this Agreement to be signed and delivered under seal (where applicable) by its duly authorized representative. Where applicable law so provides, the parties intend that this Agreement shall be deemed to be signed and delivered as a sealed instrument.

**TRANSFEROR:**

**5001 S DREXEL LLC**, an  
Illinois limited liability company


A notary public or other officer certifying 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.

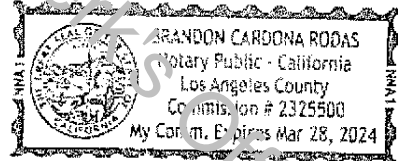
By:  (SEAL)  
Name: Jonathan Shainberg  
Title: Manager

Notice Address: 1801 Century Park East, Suite 2400  
Los Angeles, CA 90067

STATE OF CALIFORNIA )  
                                  LOS ANGELES ) :ss.:  
COUNTY OF                                    )

The foregoing instrument was acknowledged before me this 24<sup>TH</sup> day of FEBRUARY, 2022, by **JONATHAN SHAINBERG, MANAGER** of **5001 S DREXEL LLC**, an Illinois limited liability company, on behalf of the limited liability company.

  
Notary Public  
(SEAL)  
Printed Name: BRANDON CARDONA RODAS  
My Commission Expires: MARCH 28, 2024



[SIGNATURES CONTINUE ON NEXT PAGE]

# UNOFFICIAL COPY

ORIGINAL GUARANTOR:

(SEAL)

JONATHAN SHAINBERG

Notice Address: 235 E 49<sup>th</sup> St., #7G  
New York, NY 10017

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.

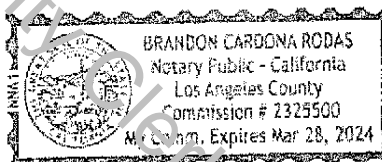
STATE OF CALIFORNIA )  
                                  ) <sup>LOS ANGELES</sup> )ss.:  
COUNTY OF ANGELES )

The foregoing instrument was acknowledged before me this 24<sup>TH</sup> day of FEBRUARY, 2022, by JONATHAN SHAINBERG.

Notary Public  
(SEAL)

Printed Name: BRANDON CARDONA RODAS

My Commission Expires: MARCH 28, 2024



[SIGNATURES CONTINUE ON NEXT PAGE]

# UNOFFICIAL COPY

ORIGINAL GUARANTOR:

*Marc Hammerman* (SEAL)  
MARC HAMMERMAN

Notice Address: 4490 Player Street  
Hollywood, FL 33021

Property of Cook County Clerk's Office

STATE OF FLORIDA )

)ss.:  
COUNTY OF DALLAS )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of FEBRUARY, 2022, by **MARC HAMMERMAN**.

*Lilia F. Barthel*

Notary Public

(SEAL)

Printed Name: Lilia F. Barthel

My Commission Expires:

April 20, 2023



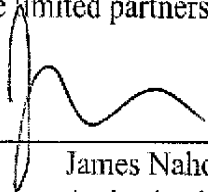
**Lilia F. Barthel**  
Comm. # GG322481  
Expires: April 20, 2023  
Bonded Thru Aaron Notary

[SIGNATURES CONTINUE ON NEXT PAGE]

# UNOFFICIAL COPY

**TRANSFeree:**

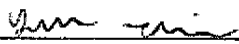
**5001 DREXEL LP, a**  
Delaware limited partnership

By:  (SEAL)  
Name: James Nahon  
Title: Authorized Signatory

Property of Cook County Clerk's Office

STATE OF ohio )  
) :ss.:  
COUNTY OF Cuyahoga )

The foregoing instrument was acknowledged before me this 19 day of feb, 2023, by **JAMES NAHON, AUTHORIZED SIGNATORY** of **5001 DREXEL LP**, a Delaware limited partnership, on behalf of the limited partnership.

  
Notary Public  
(SEAL)  
Printed Name: Yonahon Levin  
My Commission Expires: NOV 3 2024

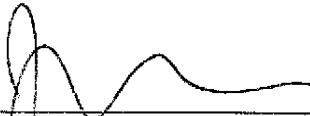


[SIGNATURES CONTINUE ON NEXT PAGE]



# UNOFFICIAL COPY


NEW GUARANTOR:

  
\_\_\_\_\_(SEAL)  
JAMES NAHON

Notice Address: 401 N Michigan Avenue, Suite 1200  
Chicago, IL 60611

STATE OF Ohio )  
  ):SS.:  
COUNTY OF Cuyahoga )

The foregoing instrument was acknowledged before me this 19 day  
of Feb, 2023 by JAMES NAHON.

  
\_\_\_\_\_  
Notary Public  
(SEAL)  
Printed Name: Yonason Levin  
My Commission Expires:  
Nov 3 2024



[SIGNATURES CONTINUE ON NEXT PAGE]

# UNOFFICIAL COPY

**NEW GUARANTOR:**

 (SEAL)  
**AVROHOM KLOR**

Notice Address: 1202 E Eckman St  
South Bend, IN 46614

STATE OF Indiana )  
(SS: )  
COUNTY OF St. Joseph )

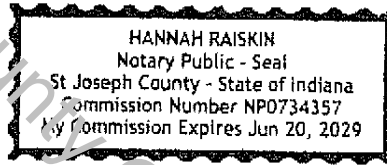
The foregoing instrument was acknowledged before me this 23 day  
of February, 2023 by **AVROHOM KLOR**.



Notary Public  
(SEAL)

Printed Name: Hannah Raiskin

My Commission Expires:  
6/20/2029



[SIGNATURES CONTINUE ON NEXT PAGE]

# UNOFFICIAL COPY

**NEW GUARANTOR:**

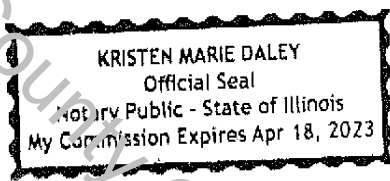
*Hannah Van* (SEAL)  
HANNAH VAN

Notice Address: 30 Riverside Blvd  
New York, NY 10069

STATE OF Illinois  
COUNTY OF Cook ) (SS:  
)

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day  
of March, 2023 by HANNAH VAN.

*[Signature]*  
Notary Public  
(SEAL)  
Printed Name: Kristen Daley  
My Commission Expires: 4/14/23



[SIGNATURES CONTINUE ON NEXT PAGE]

# UNOFFICIAL COPY

## FANNIE MAE

By: **ARBOR COMMERCIAL FUNDING I, LLC**, a  
New York limited liability company,  
its Attorney-in-Fact

By: \_\_\_\_\_ (SEAL)  
Name: Kenneth Dowling  
Title: SVP, Capital Markets

Notice Address: 3370 Walden Avenue, Suite 114  
Depew, New York 14043

STATE OF New York )  
  )ss.:  
COUNTY OF NASSAU )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 2022, by **KENNETH DOWLING, SVP, CAPITAL MARKETS** of **ARBOR COMMERCIAL FUNDING I, LLC**, a New York limited liability company, on behalf of the limited liability company.

Kaitlyn Beihl  
Notary Public  
(SEAL)  
Printed Name: Kaitlyn Beihl  
My Commission Expires:  
9/13/2025

**Kaitlyn Beihl**  
**Notary Public, State of New York**  
**Registration No. 01BE6418613**  
**Qualified in Nassau County**  
**Commission Expires September 13, 2025**

# UNOFFICIAL COPY

## EXHIBIT A to ASSUMPTION AND RELEASE AGREEMENT

### [Description of the Land]

LOTS 9 AND 10 IN THE SUBDIVISION OF LOTS 1 TO 4 INCLUSIVE, IN BLOCK 8 IN DREXEL AND SMITH'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.W. 20-11-114-001

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B to ASSUMPTION AND RELEASE AGREEMENT

1. Multifamily Loan and Security Agreement (including any amendments, riders, exhibits, addenda or supplements, if any) dated as of August 26, 2020 by and between Borrower and Lender.
2. Multifamily Note dated as of August 26, 2020, by Borrower for the benefit of Lender, (including any amendments, riders, exhibits, addenda or supplements, if any).
3. Multifamily Mortgage, Assignment of Rents, Security Agreement and Fixture Filing, (including any amendments, riders, exhibits, addenda or supplements, if any) dated as of August 26, 2020, by Borrower for the benefit of Lender.
4. Assignment of Management Agreement.
5. Guaranty of Non-Recourse Obligations
6. Environmental Indemnity Agreement

**[List any other loan documents executed in connection with the Mortgage Loan.]**