

UNOFFICIAL COPY



2310728021

Doc# 2310728021 Fee \$74.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/17/2023 12:26 PM PG: 1 OF 10

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

DBR INVESTMENTS CO. LIMITED, a Cayman Islands corporation
(Assignor)

to

GERMAN AMERICAN CAPITAL CORPORATION, a Maryland corporation
(Assignee)

Effective as of February 28, 2023

Property Address(es) and Parcel Number(s): See Schedule A attached hereto
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

S N
P 10
S 4-8
SC
INT JP

UNOFFICIAL COPY

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

Effective as of the 28th day of February, 2023, DBR INVESTMENTS CO. LIMITED, a Cayman Islands corporation, having an address at 1 Columbus Circle, 15th Floor, New York, NY 10019 (“Assignor”), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to GERMAN AMERICAN CAPITAL CORPORATION, a Maryland corporation, having an address at 1 Columbus Circle, 15th Floor, New York, NY 10019 (“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 AND SECURITY AGREEMENT made by 4725 TALMAN LLC, a Delaware limited liability company, 4030 S. ARCHER AVE, LLC, a Delaware limited liability company, PILSEN INDUSTRIAL PARK LLC, a Delaware limited liability company and BRIGHTON INDUSTRIAL PARK LLC, a Delaware limited liability company to Assignor, dated as of January 30, 2023 and recorded on February 1, 2023, as Document Number 2303215024 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 \$9,664,000.00, and creating a first lien on the property described in Exhibit A-1 through Exhibit A-4 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.

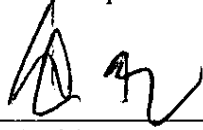
[SIGNATURE(S) ON THE FOLLOWING PAGE]

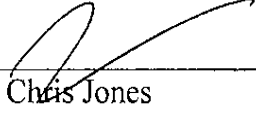
UNOFFICIAL COPY

7th IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of March, 2023, to be effective as of the date first written above.

ASSIGNOR:

DBR INVESTMENTS CO. LIMITED, a
Cayman Islands corporation

By: 
Name: Matt Smith
Title: Director

By: 
Name: R. Chris Jones
Title: Director

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF NEW YORK

§

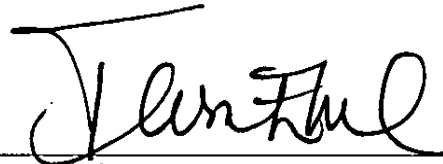
COUNTY OF NEW YORK

§

§

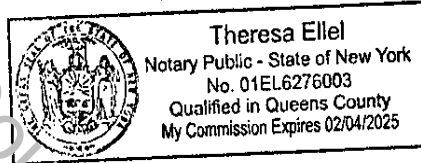
On the 7th day of March, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared Matt Smith, as Director of DBR Investments Co. Limited, a Cayman Islands corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her 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.



Name of Notary Public

My Commission Expires:



STATE OF NEW YORK

§

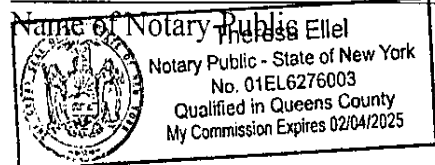

COUNTY OF NEW YORK

§

§

On the 7th day of March, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared R. Chris Jones, as Director of DBR Investments Co. Limited, a Cayman Islands corporation, 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/she executed the same in his/her capacity, and that by his/her 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.



My Commission Expires:

UNOFFICIAL COPY

SCHEDULE A

Property Locations and Parcel Numbers

Location: 4725-27 S. Talman Avenue
 Chicago, Illinois 60632
 PIN(s): 19-12-203-011-0000, 19-12-203-012-0000, 19-12-203-013-0000
 19-12-203-014-0000, 19-12-203-015-0000, 19-12-203-016-0000

Location: 4013 S. Archer Avenue
 Chicago, Illinois 60632
 PIN(s): 19-01-211-083-0000

Location: 3955 S. California Avenue
 Chicago, Illinois 60632
 PIN(s): 19-01-211-083-0000

Location: 2737 W. 39th Place
 Chicago, Illinois 60632
 PIN(s): 19-01-204-049-0000

Location: 4030 S. Archer Avenue
 Chicago, Illinois 60632
 PIN(s): 19-01-204-050-0000

Location: 2525 S. Artesian Avenue
 Chicago, Illinois 60608
 PIN(s): 16-25-225-022-0000

Location: 2959 W. 47th Street
 Chicago, Illinois 60632
 PIN(s): 19-12-101-015-0000, 19-12-100-039-0000, 19-12-100-040-0000,
 19-12-101-001-0000

County: Cook

UNOFFICIAL COPY

Exhibit A-1

Legal Description
(4725-27 S. Talman Avenue)

LOTS 38 TO 46 INCLUSIVE, IN CLUNN'S SUBDIVISION OF THE EAST 1/2 OF THE
NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12,
TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit A-2

Legal Description

(4030 S. Archer Ave, 4013 S. Archer Ave, 3955 S. California Ave, 2737 W. 39th Place)

PARCEL 1:

LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 IN GRAVES SUBDIVISION OF LOT 1 OF SUPERIOR COURT PARTITION OF THE SOUTH 25 ACRES OF THE NORTH 1/2 AND THE NORTH 15 ACRES OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS A, B, C AND LOT 1 IN BLOCK 1 IN LAHR'S RESUBDIVISION OF LOTS 1 TO 7 IN BLOCK 1 AND LOTS 1 TO 7 IN BLOCK 2 IN MONTGOMERY'S SUBDIVISION OF LOT 3 IN THE PARTITION OF THE SOUTH 25 ACRES OF THE NORTH 1/2 AND THE NORTH 15 ACRES OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND IN THE SUBDIVISION OF THE TRACT OF LAND LYING NORTHWEST OF SAID BLOCK 3 BETWEEN THE SAME AND THE SOUTH LINE OF ARCHER AVENUE IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 25, 26, 27, 28, 29 IN GRAVES SUBDIVISION OF LOT 1 OF SUPERIOR COURT PARTITION OF THE SOUTH 25 ACRES OF THE NORTH 1/2 AND THE NORTH 15 ACRES OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 34 AND 35 IN GRAVES SUBDIVISION OF LOT 1 OF SUPERIOR COURT PARTITION OF THE SOUTH 25 ACRES OF THE NORTH 1/2 AND THE NORTH 15 ACRES OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Exhibit A-3

Legal Description
(2525 S. Artesian Avenue)

LOTS 25 TO 38, BOTH INCLUSIVE, IN BLOCK 16 IN S. J. WALKER'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 2525 S. ARTESIAN AVENUE, CHICAGO, ILLINOIS 60608
PIN: 16-25-225-022-0000

Reference No.: 6106M.018-022
Matter Name: Sequoia Portfolio
Pool: FIVE 2023-V1

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit A-4

Legal Description (2959 W. 47th Street)

PARCEL 1:

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID 1/4 SECTION, 1289.5 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH ON A LINE 1289.5 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID 1/4 SECTION, A DISTANCE OF 626 FEET; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 10 FEET; THENCE SOUTH ON A LINE 1299.5 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID 1/4 SECTION, A DISTANCE OF 173.52 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO THE MICHIGAN CENTRAL RAILROAD COMPANY BY DEED RECORDED MAY 2, 1924 AS DOCUMENT 8396743; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID TRACT, SAID LINE BEING A STRAIGHT LINE, MAKING AN ANGLE WITH THE FIRST COURSE EXTENDED OF 42 DEGREES, 42-1/2 MINUTES, A DISTANCE OF 41 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF A PARCEL OF LAND CONVEYED TO THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY BY DEED RECORDED AS DOCUMENT 8681798; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, BEING A CURVED LINE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 297 FEET TO A POINT 678 FEET SOUTH OF THE NORTH LINE OF SAID 1/4 SECTION; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY ON A STRAIGHT LINE TO ITS INTERSECTION WITH A LINE 626 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID 1/4 SECTION AT A POINT 1251 FEET WEST OF THE EAST LINE OF SAID 1/4 SECTION; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 34 FEET TO ITS INTERSECTION WITH A LINE 1217 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID 1/4 SECTION; THENCE NORTH ON SAID PARALLEL LINE, A DISTANCE OF 10 FEET; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 27 FEET; THENCE NORTH ON A LINE 1244 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID 1/4 SECTION, A DISTANCE OF 616 FEET TO THE NORTH LINE OF SAID 1/4 SECTION; THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 130.78 FEET TO THE PLACE OF BEGINNING, (EXCEPT THE NORTH 33 FEET THEREOF FALLING IN 47TH STREET), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 95.94 FEET OF THE NORTH 616 FEET OF THE EAST 1244 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 33 FEET THEREOF, USED AND OCCUPIED AS THE SOUTH 33 FEET OF THE WEST 47TH STREET, A PUBLIC STREET, ALSO EXCEPT THE SOUTH 10 FEET THEREOF USED AS THE NORTH 10 FEET OF PRIVATE ALLEY), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12, 1208 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG A LINE 1208 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 672.73 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF AN 18-FOOT RIGHT OF WAY OF THE CHICAGO RIVER AND INDIANA RAILWAY COMPANY; THENCE SOUTHEASTERLY ALONG A CURVED LINE (BEING THE EASTERLY LINE OF THE AFORESAID RIGHT OF WAY) CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 279 FEET, A DISTANCE OF 101.86 FEET; THENCE CONTINUING ALONG A CURVED LINE, (BEING THE EASTERLY LINE OF THE AFORESAID RIGHT OF WAY) CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 297 FEET, A DISTANCE OF 62.67 FEET TO ITS INTERSECTION WITH A LINE 1299.5 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12; RUNNING THENCE NORTH ALONG THE LAST MENTIONED LINE, 182.52 FEET TO A POINT WHICH IS 626 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4 OF THE

UNOFFICIAL COPY

AFORESAID SECTION 12, RUNNING THENCE WEST PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 12, A DISTANCE OF 10 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH AND 1289.5 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 12, A DISTANCE OF 626 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE WEST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 81.5 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4, SECTION 12, THENCE NORTH 89 DEGREES, 57 MINUTES, 10 SECONDS EAST ALONG THE NORTH LINE THEREOF, 1299.00 FEET; THENCE DUE SOUTH, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, 626.00 FEET TO THE PLACE OF BEGINNING OF THIS PARCEL OF LAND; THENCE CONTINUING DUE SOUTH, PARALLEL WITH THE SAID WEST LINE OF THE NORTHWEST 1/4, 182.52 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THE 18-FOOT RIGHT OF WAY OF THE CHICAGO RIVER AND INDIANA RAILWAY COMPANY; THENCE NORTH 30 DEGREES, 17 MINUTES WEST, 67.02 FEET TO THE POINT OF TANGENCY WITH A CURVED LINE; THENCE NORTHWESTERLY ALONG SAID CURVED LINE, CONVEX TO THE WEST, HAVING A RADIUS OF 275.34 FEET, A DISTANCE OF 131.35 FEET TO A POINT IN A LINE THAT IS 626.00 FEET SOUTH OF AND PARALLEL WITH THE AFORESAID NORTH LINE OF THE NORTH WEST 1/4; THENCE NORTH 89 DEGREES, 57 MINUTES, 30 SECONDS EAST ALONG SAID PARALLEL LINE, BEING THE SOUTH LINE OF A 20-FOOT PRIVATE ALLEY, 71 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 SECTION; THENCE NORTH 89 DEGREES, 57 MINUTES, 30 SECONDS EAST, ALONG THE NORTH LINE THEREOF, 1299.00 FEET; THENCE DUE SOUTH, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 626.00 FEET TO THE PLACE OF BEGINNING OF THIS PARCEL OF LAND; THENCE CONTINUING DUE SOUTH PARALLEL WITH THE SAID WEST LINE OF THE NORTHWEST 1/4 182.52 FEET TO A POINT IN THE NORTHEASTERLY LINE OF THE 18 FOOT RIGHT OF WAY OF THE CHICAGO RIVER AND INDIANA RAILWAY COMPANY; THENCE NORTH 30 DEGREES 17 MINUTES WEST, 67.02 FEET TO THE POINT OF TANGENCY WITH A CURVED LINE; THENCE NORTHWESTERLY ALONG SAID CURVE, CONVEX TO THE WEST, HAVING A RADIUS OF 275.34 FEET, A DISTANCE OF 131.35 FEET TO A POINT IN A LINE THAT IS 626.00 FEET SOUTH OF AND PARALLEL WITH THE AFORESAID NORTH LINE OF THE NORTHWEST 1/4; THENCE NORTH 89 DEGREES, 57 MINUTES, 30 SECONDS EAST, ALONG SAID PARALLEL LINE, BEING THE SOUTH LINE OF A 20 FOOT PRIVATE ALLEY, 71 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS.