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Doc# 2310728028 Fee \$66.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/17/2023 12:49 PM PG: 1 OF 6

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

DBK 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): 3001 North Rockwell and
2950 North Campbell Avenue, Chicago, IL 60618

Parcel No(s): 13-25-219-062-0000; 13-25-213-012-0000; 13-25-213-014-0000;
13-25-213-016-0000; 13-25-213-018-0000; 13-25-213-019-0000; 13-25-222-011-0000

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 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 HC ROCKWELL AVE, LLC, a Delaware limited liability company to Assignor, dated as of October 7, 2022 and recorded on October 13, 2022, as Document Number 2228613140 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 \$10,000,000.00, 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.

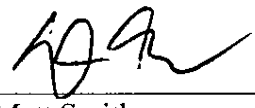
[SIGNATURE(S) ON THE FOLLOWING PAGE]

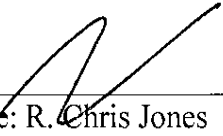
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 IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of March, 2023, to be effective as of the date first written above.

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

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STATE OF NEW YORK

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COUNTY OF NEW YORK

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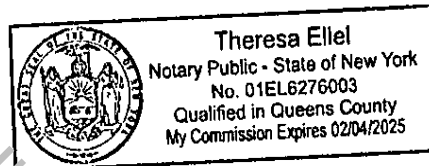
On the 7th day of March, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared Matt Smith, as Director of DBR Investments Co. Limited, a Cayman Islands corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the individual 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

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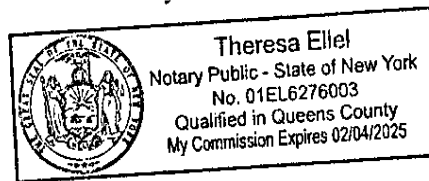
On the 7th day of March, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared R. Chris Jones, as Director of DBR Investments Co. Limited, a Cayman Islands corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the individual 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.



Name of Notary Public

My Commission Expires:



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EXHIBIT A

LEGAL DESCRIPTION

The Land is described as follows:

Parcel 1:

Lots 1, 2, 3, 4, 5, 6, 7, 8 (Except the South 17 feet 11 inches of said Lot 8) in Sundmacher and Glades subdivision of that part of Lot 19 North of Wellington Street in snow estate subdivision lying in the northeast quarter of Section 25, Township 40 North, Range 13, East of The Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 44, 45, 46, 47, 48, 49, 50 and 51 in Sundmacher and Glades subdivision of that part of Lot 19 North of Wellington Street in snow estate subdivision lying in the northeast quarter of Section 25, Township 40 North, Range 13, East of The Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

All of the North-South 16 foot vacated public alley lying West of and adjoining the West line of Lots 1-B, (Except the South 17 feet 11 inches of said Lot 8), both inclusive, lying North of the South line of Lot 8 (Except the 17 feet 11 inches of said Lot 8) extended West to a point on the East line of Lot 51, together with the North 14 feet of that part of the triangular shaped public alley lying South of and adjoining the South line of Lots 49, 50 and 51 lying westerly of the East line of Lot 51 extended South, as now vacated, all in Sundmacher and Glade's subdivision of that part of Lot 19 and a Strip of Land 33 feet in width North of and adjoining said Lot 19 in snow estates subdivision lying in the southeast 1/4 of the northeast 1/4 of Section 25, Township 40 North, Range 13, East of The Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

The South 351 feet of Lot 2 (Except the West 150 feet of the North 201 feet thereof) in Sundmacher and glades subdivision of that part of Lot 19 North of Wellington Street in snow estate subdivision lying in the northeast quarter of Section 25, Township 40 North, Range 13, East of The Third Principal Meridian, in Cook County, Illinois.

Parcel 5:

That part of Lot 20 in the snow estate subdivision by the superior court partition of part of the East half of the northeast quarter of Section 25, Township 40 North, Range 13, East of The Third Principal Meridian in Cook County, Illinois, described as follows:

On the North by the North branch of the Chicago River, on the West by the West line of said Lot, on the South by the South line of the North Half of the northeast quarter of said section and

Reference No.: 6106.016

Matter Name: Rockwell Chicago

Pool: FIVE 2023-V1

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on the southeast and east by a line commencing at a point on said South boundary line 33 feet East of the West line of said Lot and 60 feet North of said South Boundary line and thence North to the North Branch of the Chicago River (except that part if any dedicated for a waterway by instrument of plat recorded on February 6, 1890 as Document Number 1219138) (Except that part of Lot 20 in the superior court partition of the snow estate) in Section 25, Township 40 North, Range 13, East of the third principal meridian, bounded as follows:

That part commencing at a point 33 feet East of the West line of said Lot 20 on the South line of the North Half of the northeast Quarter of Section 25 aforesaid; thence North along a line 33 feet East of and parallel to the West line of said Lot 20 to the North line of Wellington Avenue and produced East; thence East along the said North line to the intersection of said line running between the point of origin and a point 60 feet East of the West line of said Lot 20 and 60 feet North of the South line of the North Half of the northeast quarter of section 25 aforesaid; thence southwest along said line to the point of origin, all in Cook County, Illinois.

Parcel 6:

Easement for the benefit of Parcel 4 as created by Easement Agreement dated February 27, 1987 and recorded April 16, 1987 as Document No. 87202044 for ingress and egress for maintenance of the building located on Parcel 4 over, under and across the land described as follows:

The East 237.02 feet of the West 387.02 feet of the North 3.00 feet of the South 354.00 feet of Lot 2 in Sundmacher and Glades Subdivision of that Part of Lot 19 North of Wellington Street in Snow Estate Subdivision lying in the Northeast Quarter of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PINs: 13-25-219-062-0000; 13-25-213-012-0000; 13-25-213-014-0000; 13-25-213-016-0000; 13-25-213-018-0000; 13-25-213-019-0000; 13-25-222-011-0000

Common Addresses: 3001 North Rockwell & 2950 North Campbell Avenue, Chicago, Illinois 60618