

UNOFFICIAL COPY

Doc#: 2312919132 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/09/2023 10:57 AM Pg: 1 of 9

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

CITI REAL ESTATE FUNDING INC., a New York corporation, BANK OF MONTREAL,
GOLDMAN SACHS MORTGAGE COMPANY, a New York limited partnership and WELLS
FARGO BANK NATIONAL ASSOCIATION, a national banking association
(Assignor)

to

COMPUTERSHARE TRUST COMPANY NATIONAL ASSOCIATION, AS TRUSTEE ON
BEHALF OF THE HOLDERS OF BLP COMMERCIAL MORTGAGE TRUST 2023-IND,
COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2023-IND
(Assignee)

Effective as of February 28, 2023

Property Address: 1827 West Hubbard Street, Chicago, IL 60622
PINS: 17-07-237-006-0000, 17-07-237-007-0000, 17-07-237-034-0000 and 17-07-237-036-
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

UNOFFICIAL COPY

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

Effective as of the 28th day of February, 2023, CITI REAL ESTATE FUNDING INC., a New York corporation, having an address at 388-390 Greenwich Street, 4th Trading Floor, New York, NY 10013, BANK OF MONTREAL, having an address at c/o BMO Capital Markets Corp., 151 West 42nd Street, New York, NY 10036, GOLDMAN SACHS MORTGAGE COMPANY, a New York limited partnership, having an address at 200 West Street, New York, NY 10282 and WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association, having an address at 401 South Tryon Street, 8th Floor, Charlotte, NC 28202 (“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 HOLDERS OF BLP COMMERCIAL MORTGAGE TRUST 2023-IND, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2023-IND, 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, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING made by IV5 1827 W HUBBARD STREET LLC, a Delaware limited liability company to CITI REAL ESTATE FUNDING INC., a New York corporation, BANK OF MONTREAL, GOLDMAN SACHS BANK USA, a New York state-chartered bank and WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association, dated as of February 21, 2023 and recorded on February 24, 2023, as Document Number 2305508133 in the Recorder's Office of Cook County, Illinois (“Recorder's Office”) (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 \$550,000,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

GOLDMAN SACHS BANK USA, a New York state-chartered bank assigned its interest in said instrument to GOLDMAN SACHS MORTGAGE COMPANY, a New York limited partnership by assignment instrument(s) recorded simultaneously herewith, in the Recorder's Office.

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.

UNOFFICIAL COPY

This instrument shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

[SIGNATURE PAGE TO FOLLOW]

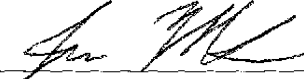
Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 21st day of March, 2023, to be effective as of the date first written above.

ASSIGNOR:

**CITI REAL ESTATE FUNDING INC., a
New York corporation**

By: 
Name: Jason Mercandetti
Title: Vice President

STATE OF NEW YORK

§
§
§

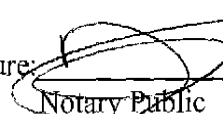
COUNTY OF NEW YORK

On the 21st day of March, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared Jason Mercandetti, as Vice President of Citi Real Estate Funding Inc., a New York 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 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.

WITNESS my hand and official seal.

My Commission Expires:

Nannette L. Edwards
Notary Public, State of New York
Reg. No. 01ED6158862
Qualified in Queens County
Commission Expires January 8, 2027

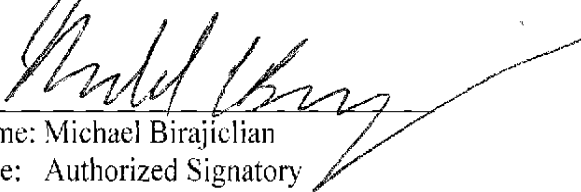
Signature: 
Notary Public

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 29th day of March, 2023, to be effective as of the date first written above.

ASSIGNOR:

BANK OF MONTREAL

By: 
Name: Michael Birajiclian
Title: Authorized Signatory

STATE OF NEW YORK

COUNTY OF NEW YORK

On the 29th day of March, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared Michael Birajiclian, 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 authorized capacity, as Authorized Signatory of Bank of Montreal, and that by his 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:

Signature: 
Notary Public

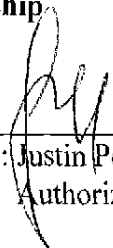
Xin Liang Zhu
Notary Public, State of New York
Reg. No. 02ZH6434792
Qualified in Kings County
Commission Expires 06/13/2026

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 21 day of March, 2023, to be effective as of the date first written above.

ASSIGNOR:

GOLDMAN SACHS MORTGAGE COMPANY, a New York limited partnership

By: 
Name: Justin Peterson
Title: Authorized Signatory

STATE OF NEW YORK §
 §
COUNTY OF NEW YORK §

On the 21 day of March, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared Justin Peterson, as Authorized Signatory of GOLDMAN SACHS MORTGAGE COMPANY, a New York limited partnership, 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:

Signature: 
Notary Public

Reference No.: 3817.012
Matter Name: 1827 W Hubbard
Pool: BLP 2023-IND

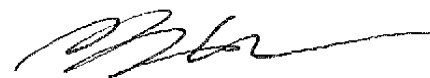
ALLISON A. OVERGAARD
Notary Public, State of New York
No. 01OV6288051
Qualified in New York County
Commission Expires August 26, 2025

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 16 day of March, 2023, to be effective as of the date first written above.

ASSIGNOR:

WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association

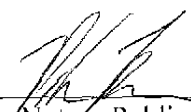
By: 
Name: Bradley J. Horn
Title: Managing Director

STATE OF NEW YORK §
 §
COUNTY OF NEW YORK §

On the 16 day of March, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared Bradley J. Horn, as Managing Director of Wells Fargo Bank, National Association, a national banking association, 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.

WITNESS my hand and official seal.

My Commission Expires: April 6, 2027

Signature: 
Notary Public

PILAR BROWN
NOTARY PUBLIC, STATE OF NEW YORK
BRONX COUNTY
LIC. #01BR6322681
MY COMMISSION EXPIRES April 6, 2027

Reference No.: 3817.012
Matter Name: 1827 W Hubbard
Pool: BLP 2023-IND

UNOFFICIAL COPY

1827 West Hubbard Street
Chicago, IL
(Cook County)

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 43 TO 49, INCLUSIVE AND THAT PART OF VACATED SMART STREET LYING EAST OF AND ADJOINING LOTS 43 TO 49 AND WEST OF AND ADJOINING LOTS 36 TO 42 IN GREENEBAUM'S RESUBDIVISION OF BLOCK 30 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF THE VACATED NORTH SOUTH ALLEY LYING WEST OF AND ADJOINING LOTS 43 AND 44 BOTH INCLUSIVE, IN GREENEBAUM'S RESUBDIVISION OF BLOCK 30 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF VACATED SMART STREET LYING SOUTH OF THE SOUTH LINE OF HUBBARD STREET, LYING NORTH OF A LINE PRODUCED FROM THE NORTHWEST CORNER OF LOT 42 WEST TO THE NORTHEAST CORNER OF LOT 43, LYING WEST OF THE WEST LINE OF LOT 18 EXTENDED SOUTH TO THE NORTHWEST CORNER OF LOT 42, AND LYING EAST OF THE EAST LINE OF LOT 17 EXTENDED SOUTH TO THE NORTHEAST CORNER OF LOT 43; ALL IN GREENEBAUM'S RESUBDIVISION OF BLOCK 30 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF LOTS 43 THROUGH 49, INCLUSIVE, IN GREENEBAUM'S RESUBDIVISION OF BLOCK 30 IN CANAL TRUSTEE'S SUBDIVISION OVER THE NORTH 30 FEET OF LOTS 55 AND 56 THEREOF AND THE WEST 1/2 OF THE VACATED NORTH SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOTS 55 AND 56 IN GREENEBAUM'S RESUBDIVISION OF BLOCK 30 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH,

UNOFFICIAL COPY

RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SET FORTH IN TRUSTEES DEED RECORDED AS DOCUMENT 97268503, IN COOK COUNTY ILLINOIS.

Permanent Index Numbers: 17-07-237-006-0000; 17-07-237-007-0000; 17-07-237-034-0000 and 17-07-237-036-0000

Property of Cook County Clerk's Office

Reference No.: 3817.012
Matter Name: 1827 W Hubbard
Pool: BLP 2023-IND