

UNOFFICIAL COPY

Doc#: 2314319104 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/23/2023 12:09 PM Pg: 1 of 4

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

BDS 2019-FL4 LTD, an exempted company incorporated with limited liability under the laws
of the Cayman Islands
(Assignor)

to

BDS 2019-FL4 RETENTION HOLDER LLC, a Delaware limited liability company
(Assignee)

Effective as of May 17, 2023

Property Address(es): 1552 North Park Avenue, Chicago, IL 60610

Parcel No(s): 17-04-201-002-0000

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 17th day of May, 2023, **BDS 2019-FL4 LTD., an exempted company incorporated with limited liability under the laws of the Cayman Islands**, having an address at 280 Park Avenue, 28th Floor West, New York, NY 10017, Attention: Jechac Lee, with a copy to c/o Walkers Fiduciary Limited, Cayman Corporate Centre, 27 Hospital Road, George Town, Grand Cayman, KY1-9008 Cayman Islands ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to **BDS 2019-FL4 RETENTION HOLDER LLC, a Delaware limited liability company**, having an address at 280 Park Avenue, 28th Floor West, New York, NY 10017 ("Assignee"), its successors, participants and assigns, without recourse, 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 301 W NORTH AVENUE, LLC, a Delaware limited liability company to BDS III MORTGAGE CAPITAL J LLC, a Delaware limited liability company, dated as of September 23, 2020 and recorded on October 14, 2020, as Document Number 2028806234 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), (the "Mortgage"), securing payment of note(s) of even date therewith, in the principal amount of \$26,000,000.00, and creating a lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

The Mortgage was assigned to BDS III LOAN SELLER LLC, a Delaware limited liability company, by assignment instrument dated as of June 21, 2021 and recorded on July 12, 2021, as Document Number 2119304259, in the Recorder's Office.

The Mortgage was further assigned to BDS 2019-FL4 LTD., an exempted company incorporated with limited liability under the laws of the Cayman Islands, by assignment instrument dated as of June 21, 2021 and recorded on July 12, 2021, as Document Number 2119304260, 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.

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

EXHIBIT A

LEGAL DESCRIPTION

THOSE CERTAIN PARCELS OF LAND, TOGETHER WITH IMPROVEMENTS ERECTED THEREON, SITUATED IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

SUB-LOT 1 IN THE SUBDIVISION OF THE EAST 1/2 OF LOTS 119 AND 120 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 2 AND 5 IN THE SUBDIVISION OF THE EAST 1/2 OF LOTS 119 AND 120 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

TOGETHER WITH VEHICULAR INGRESS AND EGRESS EASEMENT AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN PASSAGEWAY EASEMENT AGREEMENT MADE BY AND BETWEEN 315 W. NORTH AVE. LP., AN ILLINOIS LIMITED PARTNERSHIP AND 301 W NORTH AVENUE, LP., A DELAWARE LIMITED PARTNERSHIP, DATED AS OF DECEMBER 4, 2014, RECORDED DECEMBER 5, 2014 AS DOCUMENT NUMBER 1433916033 AND RE-RECORDED DECEMBER 8, 2014 AS DOCUMENT NUMBER 1434222101.

Property Address(es): 1552 North Park Avenue, Chicago, IL 60610

Parcel No(s): 17-04-201-002-0000

Reference No.: 3219.2.045

Matter Name: 1552 North Park

Pool: BDS 2019-FL4 Redemption