### **UNOFFICIAL COPY**

Doc#. 2314319104 Fee: \$98.00 Karen A. Yarbrough

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 (Assignce)

Effective as or May 17, 2023

Property Address(es): 1552 North Park Ave rue, 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, 26<sup>th</sup> Floor

Oklahoma City, Oklahoma 73102

Telephone: 888-236-0007

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## 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: Jechae 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 SULLER 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]

Reference No.: 3219.2.045 Matter Name: 1552 North Park Pool: BDS 2019-FL4 Redemption

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

#### **ASSIGNOR:**

BDS 2019-FL4 LTD., an exempted company incorporated with limited liability under the laws

of the Cayman Islands

By:

Name: Jeehae Lce

Title: Director

ACKNOWLEDGMENT

STATE OF NEW YORK

COUNTY OF NEW YORK

On this day of May, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared Jeehae Lee as Director of BDS 2019-FL4 LTD., an exempted company incorporated with limited liability under the laws of the Cayman Islands, 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Sachin Jaggi
Notary Public State of New York
No. 01JA6443129
Qualified in New York County
My Commission Expires 10-31-2026

WITNESS my hand and off cial seal.

Signature: 4

Notary Public

My Commission Expires: 10-71-1112

Reference No.: 3219.2.045 Matter Name: 1552 North Park Pool: BDS 2019-FL4 Redemption

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#### 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 PARTNERSHIP, DATED AS OF DECOUMENT NUMBER 1433916033 AND RE-NED DOCUMENT NUMBER 1434222101.

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

Parcel No(s): 17-04-201-002-0000 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-RECCIDED DECEMBER 8, 2014 AS

Reference No.: 3219,2.045 Matter Name: 1552 North Park Pool: BDS 2019-FL4 Redemption