

# UNOFFICIAL COPY

Doc# 2317206316 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/21/2023 02:27 PM Pg: 1 of 5

This Document Prepared By and  
When Recorded Return To:

Simon Reeve, Esq.  
Nationwide Life Insurance Company  
One Nationwide Blvd., 01-05-705  
Columbus, Ohio 43215  
Attention: Real Estate Investments Legal

TAX ID NOS. – MAP, NOS.: 14-16-304-001-0000

## ASSIGNMENT OF INTEREST IN Mortgage and Security Agreement and Fixture Financing Statement AND OTHER LOAN DOCUMENTS

FOR VALUE RECEIVED, the undersigned NATIONWIDE LIFE INSURANCE COMPANY, an Ohio corporation, with an address of One Nationwide Blvd., Columbus, Ohio 43215 (“Assignor”), hereby assigns and transfers to NATIONWIDE LIFE AND ANNUITY INSURANCE COMPANY, an Ohio corporation, with an address of One Nationwide Blvd., 01-05-705, Columbus, Ohio 43215 (“Assignee”), and its successors and permitted assigns, without recourse, representation or warranty, the Assignor’s interest in and to the mortgage or deed of trust and other documents (“Loan Documents”) listed on Exhibit A hereto.

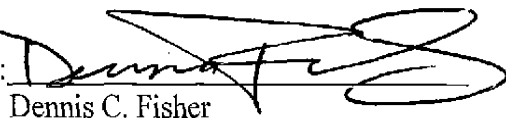
[SIGNATURE PAGE FOLLOWS]

Electronically Recorded By:  
**Fidelity National Title Insurance Company**  
4111 Executive Parkway, Suite 304  
Westerville, Ohio 43081  
File Number: GLW2300902

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IN WITNESS WHEREOF, the undersigned has executed this Assignment the 20<sup>th</sup> day of JUNE, 2023.

**NATIONWIDE LIFE INSURANCE COMPANY**, an Ohio corporation

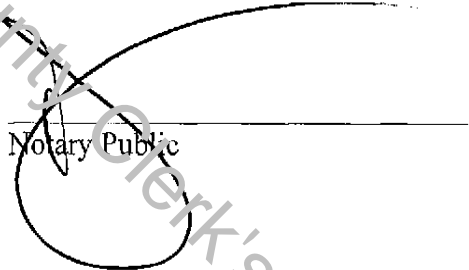
By:   
Dennis C. Fisher  
Senior Investment Professional  
Real Estate Investments  
Authorized Signatory

STATE OF OHIO :  
  : ss.  
COUNTY OF FRANKLIN :

On this the 20<sup>th</sup> day of June, 2023, the foregoing instrument was acknowledged before me, by Dennis C. Fisher, Senior Investment Professional and duly authorized signatory of **NATIONWIDE LIFE INSURANCE COMPANY**, for and on behalf of said corporation.



**RONALD SCHWIND**  
Notary Public, State of Ohio  
Commission #: 2022-RE-851488  
My Commission Expires 07/17/2027

  
Notary Public

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## Exhibit "A" Loan Documents

1. Loan Agreement dated July 21, 2017, as modified from time to time, executed by and between Hard Slab LLC, an Illinois limited liability company ("**Borrower**"), and Nationwide Life Insurance Company, an Ohio corporation ("**Assignor**").
2. Promissory Note dated July 21, 2017, in the original principal amount of \$20,800,000.00, as modified from time to time, executed by Borrower for the benefit of Assignor (the "**Note**").
3. Mortgage and Security Agreement and Fixture Financing Statement, as modified from time to time, executed by Borrower in favor of Assignor, dated July 21, 2017 and recorded on July 24, 2017 as Instrument Number 1720508075 in the Recorder of Deeds, Cook County, Illinois (the "**Security Instrument**").
4. Assignment of Leases, Rents and Profits, as modified from time to time, executed by Borrower in favor of Assignor, dated July 21, 2017 and recorded on July 24, 2017 as Instrument Number 1720508076 in the Recorder of Deeds, Cook County, Illinois.
5. Carveout Guaranty dated July 21, 2017, as modified from time to time, executed by Newcastle Limited LLC, a Delaware limited liability company ("**Guarantor**"), for the benefit of Assignor.
6. Indemnity Agreement dated July 21, 2017 executed by Borrower and Guarantor for the benefit of Assignor.
7. Any other document executed by any borrower, guarantor, indemnitor, or any other person that evidences, relates to, was executed in connection with, or secures the loan evidenced by the Loan Agreement, Note, and/or Security Instrument.

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## LEGAL DESCRIPTION

Common Address: 4157 N. Clarendon, Chicago Illinois  
 Permanent Tax Index No.: 14-16-304-001-0000

Common Address: 823 W. Buena, Chicago Illinois  
 Permanent Tax Index No.: ~~14-17-414-002-0000~~ 14-17-414-002-0000

Common Address: 849 W. Buena, Chicago Illinois  
 Permanent Tax Index No.: ~~14-17-414-006-0000~~ 14-17-414-006-0000

### PARCEL 1:

LOT 5 IN BLOCK 7 IN WALLER'S ADDITION TO BUENA PARK IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 1889 AS DOCUMENT 1151343, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOT 3 IN OWNERS' SUBDIVISION OF LOTS 3 TO 9, BOTH INCLUSIVE AND PART OF LOTS 2 AND 10, LYING NORTH OF A LINE THAT IS 187.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF BUENA AVENUE IN ZEESE'S ADDITION TO BUENA PARK IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1925 AS DOCUMENT 8973387, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

LOTS 23 AND 24 IN SIMMONS AND GORDON'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF LOTS 10 AND 19 AND THE VACATED STREETS BETWEEN SAID LOTS IN THE SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 3.5 FEET OF THE NORTH 80.00 FEET OF LOT 22 IN SIMMONS AND GORDON'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF LOTS 10 AND 19 AND THE VACATED STREETS BETWEEN SAID LOTS IN THE SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS CREATED BY RECIPROCAL EASEMENT AGREEMENT DATED JULY

Loan No. 00-1102744  
 Buena Portfolio

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7, 1982 RECORDED JULY 16, 1982 AS DOCUMENT 26291988, FOR THE BENEFIT OF  
PARCEL 3, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

Loan No. 00-1102744  
Buena Portfolio