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Karen A. Yarbrough
Cook County Clerk
Date: 09/11/2023 10:02 AM Pg: 1 of 5

ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

STARWOOD MORTGAGE CAPITAL LLC, a Delaware limited liability company
(Assignor)

to

COMPUTERSHARE TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR
THE BENEFIT OF THE REGISTERED HOLDERS OF BBCMS MORTGAGE TRUST
2023-C20, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES
2023-C20
(Assignee)

Effective as of July 11, 2023

Property Address(es): 815 American Lane, Schaumburg, IL 60173
Parcel No(s): 07-14-200-047-0000
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 ASSIGNMENT OF LEASES AND RENTS

Effective as of the 11th day of July, 2023, STARWOOD MORTGAGE CAPITAL LLC, a Delaware limited liability company, having an address at 2340 Collins Avenue, Suite 700, Miami Beach, FL 33139 ("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 FOR THE BENEFIT OF THE REGISTERED HOLDERS OF BBCMS MORTGAGE TRUST 2023-C20, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2023-C20, 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:

ASSIGNMENT OF LEASES AND RENTS made by AAA HOSPITALITY, LLC, an Illinois limited liability company to STARWOOD MORTGAGE CAPITAL LLC, a Delaware limited liability company, dated as of June 2, 2023 and recorded on June 6, 2023, as Document Number 2315713166 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 "Assignment of Leases"), securing payment of note(s) of even date therewith, in the original principal amount of \$5,500,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

The Assignment of Leases was assigned to STARWOOD MORTGAGE FUNDING II LLC, a Delaware limited liability company, by assignment instrument dated as of June 2, 2023 and recorded on June 13, 2023, as Document Number 2316413202, in the Recorder's Office.

The Assignment of Leases was further assigned to Assignor, by assignment instrument 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.

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

[SIGNATURE PAGE(S) TO FOLLOW]

Reference No.: 4330.004

Matter Name: Homewood Suites Schaumburg

Pool: BBCMS 2023-C20

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

ASSIGNOR:

STARWOOD MORTGAGE CAPITAL LLC, a Delaware limited liability company

By: _____
Name: Grace Y. Chiang
Title: Senior Vice President

STATE OF NEW YORK §
 §
COUNTY OF NEW YORK §

On the 17th day of July, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Grace Y. Chiang, as Senior Vice President of STARWOOD MORTGAGE CAPITAL LLC, a Delaware limited liability company, 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.

WITNESS my hand and official seal.

Courtney Kells
Name of Notary Public
My Commission Expires:

Reference No.: 4330.004
Matter Name: Homewood Suites Schaumburg
Pool: BBCMS 2023-C20

Courtney E Kells
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KE0007287
Qualified in New York County
Commission Expires 05/11/2027

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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:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 561.22 FEET (MEASURED PERPENDICULARLY) SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF GOLF ROAD AS DESCRIBED IN DOCUMENT NUMBER 10488004, WITH THE WEST LINE OF THE AFORESAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE FOR A DISTANCE OF 530.00 FEET TO A POINT; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 50.05 FEET TO A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF PLUM GROVE ROAD AS DEDICATED BY DOCUMENT NUMBER 22935012, RECORDED DECEMBER 12, 1974, FOR A DISTANCE OF 324.13 FEET TO A POINT ON THE SOUTH LINE OF AMERICAN LANE AS DEDICATED BY SAID DOCUMENT NUMBER 22935012; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF AMERICAN LANE FOR A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 153.00 FEET AND A CHORD BEARING NORTH 69 DEGREES 36 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 108.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 49 DEGREES 13 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 147.42 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 87.00 FEET AND A CHORD BEARING NORTH 68 DEGREES 16 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 57.87 FEET TO A POINT OF TANGENCY; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 93 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 2 IN WOODFIELD LAKE OFFICE CAMPUS UNIT 1 PER DOCUMENT NUMBER 26319645 RECORDED AUGUST 12, 1982; THENCE SOUTH 2 DEGREES 40 MINUTES 10 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2 FOR A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 269.00 FEET AND A CHORD BEARING SOUTH 9 DEGREES 26 MINUTES 26 SECONDS EAST, FOR A DISTANCE OF 63.58 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY

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ALONG THE ARC OF A CURVE, CONCAVE THE WEST, HAVING A RADIUS OF 231.00 FEET AND A CHORD BEARING SOUTH 08 DEGREES 06 MINUTES 21 SECONDS EAST, FOR A DISTANCE OF 65.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 235.84 FEET TO A POINT; THENCE SOUTH 87 DEGREES 19 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 431.95 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART CONVEYED TO VILLAGE OF SCHAUMBURG BY WARRANTY DEED RECORDED JUNE 12, 2018 AS DOCUMENT 1816313004, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF AMERICAN LANE AND THE EAST LINE OF PLUM GROVE ROAD; THENCE SOUTH 89 DEGREES 33 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF SAID AMERICAN LANE, A DISTANCE OF 50.00 FEET; THENCE ALONG AN ARC, SAID ARC BEING SAID SOUTH LINE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 153.00 FEET, AN ARC LENGTH OF 3.58 FEET AND A CHORD BEARING NORTH 89 DEGREES 46 MINUTES 18 SECONDS EAST, 3.58 FEET; THENCE SOUTH 66 DEGREES 01 MINUTES 05 SECONDS WEST, A DISTANCE OF 58.84 FEET TO A POINT ON THE EAST LINE OF SAID PLUM GROVE ROAD; THENCE NORTH 00 DEGREES 26 MINUTES 31 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 24.28 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.