

UNOFFICIAL COPY

Doc#: 2410914156 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/18/2024 10:24 AM Pg: 1 of 7

ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

BARCLAYS CAPITAL REAL ESTATE INC., a Delaware corporation
(Assignor)

to

COMPUTERSHARE TRUST COMPANY, N.A., AS TRUSTEE, FOR THE BENEFIT OF THE
HOLDERS OF BENCHMARK 2024-V5 MORTGAGE TRUST COMMERCIAL MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2024-V5
(Assignee)

Effective as of January 31, 2024

Property Address: 1939 North Meacham Road, Schaumburg, IL 60173
PINS: 07-01-101-007-0000; 07-01-101-022-0000
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 ASSIGNMENT OF LEASES AND RENTS

Effective as of the 31st day of January, 2024, BARCLAYS CAPITAL REAL ESTATE INC., a Delaware corporation, having an address at 745 Seventh Avenue, New York, NY 10019 (“Assignor”), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to COMPUTERSHARE TRUST COMPANY, N.A., AS TRUSTEE, FOR THE BENEFIT OF THE HOLDERS OF BENCHMARK 2024-V5 MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2024-V5, 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 PEARLSHIRE SCHAUMBURG LLC, an Illinois limited liability company to Assignor, dated as of November 16, 2023 and recorded on November 24, 2023, as Document Number 2332815007 in the Recorder's Office of Cook County, Illinois (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 \$15,375,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

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]

UNOFFICIAL COPY

18 IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of March, 2024, to be effective as of the date first written above.

ASSIGNOR:

BARCLAYS CAPITAL REAL ESTATE
INC., a Delaware corporation

By: Adam Scotto
Name: Adam Scotto
Title: Authorized Signatory

STATE OF NEW YORK

COUNTY OF NEW YORK

§
§
§

On the 18 day of March, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Adam Scotto, as Authorized Signatory of Barclays Capital Real Estate Inc., a Delaware 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:

Signature: M Otero
Notary Public

MERCEDES OTERO
NOTARY PUBLIC-STATE OF NEW YORK
No. 010T6348948
Qualified in Orange County
My Commission Expires 10-11-2024

Reference No.: 4167.009
Matter Name: Embassy Suites Schaumburg
Pool: BMARK 2024-V5

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

1939 North Meacham Road
Schaumburg, Cook County, Illinois 60193

PARCEL 1:

LOT 1 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE NORTH 1/2 OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 6, 1982 AS DOCUMENT 26374113, (LESS AND EXCEPT THAT PART TAKEN THROUGH CONDEMNATION CASE 89L50751) AND EXCEPT THAT PART OF THE LAND CONVEYED TO THE VILLAGE OF SCHAUMBURG FALLING IN MEACHAM ROAD, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 1 WITH THE EASTERLY RIGHT OF WAY LINE OF MEACHAM ROAD ACCORDING TO FINAL JUDGMENT ORDER CONDEMNATION CASE NUMBER 89L50751 FILED NOVEMBER 14, 1995 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 39 MINUTES 31 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 4.57 FEET; THENCE SOUTHERLY 597.15 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 13713.33 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 4 DEGREES 20 MINUTES 29 SECONDS WEST, 597.10 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 69 DEGREES 50 MINUTES 30 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 4.27 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MEACHAM ROAD ACCORDING TO FINAL JUDGMENT ORDER CONDEMNATION CASE NUMBER 89L50751; THENCE NORTH 5 DEGREES 12 MINUTES 24 SECONDS EAST ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF MEACHAM ROAD, A DISTANCE OF 127.51 FEET (127.49 FEET, RECORDED); THENCE NORTHERLY 471.03 FEET (470.97 FEET, RECORDED) ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF MEACHAM ROAD ON A CURVE TO THE LEFT HAVING A RADIUS OF 11529.16 FEET, THE CHORD OF SAID CURVE BEARS NORTH 4 DEGREES 26 MINUTES 52 SECONDS EAST, 471.00 FEET (470.93 FEET, RECORDED) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS,

AND EXCEPT THAT PART OF THE LAND CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY ORDER VESTING TITLE RECORDED FEBRUARY 19, 2020 AS DOCUMENT NO. 2005040014 AND IN FINAL JUDGMENT ORDER RECORDED MARCH 22, 2023 AS DOCUMENT NO. 2308140018, FILED UNDER CASE NO. 2019-L-050527, DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 IN RESUBDIVISION OF LOTS 1 AND LOT 2 IN WALDEN INTERNATIONAL, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1

Reference No.: 4167.009

Matter Name: Embassy Suites Schaumburg

Pool: BMARK 2024-V5

UNOFFICIAL COPY

AND PART OF THE NORTH HALF OF SECTION 12, BOTH IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED OCTOBER 6, 1982 AS DOCUMENT NUMBER 26374113 EXCEPT THAT PART TAKEN THROUGH CONDEMNATION CASE 89 L 50751 AND ALSO EXCEPT THAT PART CONVEYED TO THE VILLAGE OF SCHAUMBURG, ILLINOIS, BY WARRANTY DEED RECORDED FEBRUARY 2, 2005 AS DOCUMENT NUMBER 0503318021, IN COOK COUNTY, ILLINOIS, BEARINGS AND DISTANCES ARE BASED ON THE ILLINOIS COORDINATE SYSTEM, NAD 83 (2011) EAST ZONE, WITH A COMBINATION FACTOR 0.9999524413, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ON AN ILLINOIS COORDINATE SYSTEM NAD (2011) EAST ZONE BEARING OF NORTH 89 DEGREES 39 MINUTES 48 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 243.36 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MEACHAM ROAD RECORDED FEBRUARY 2, 2005 AS DOCUMENT NUMBER 0503318021 AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 39 MINUTES 48 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 13.03 FEET; THENCE SOUTHERLY 34.20 FEET ALONG THE CURVE TO THE RIGHT HAVING A RADIUS OF 13725.68 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 3 DEGREES 29 MINUTES 59 SECONDS WEST, 34.20 FEET; THENCE SOUTH 7 DEGREES 07 MINUTES 58 SECONDS WEST, A DISTANCE OF 244.13 FEET TO THE SAID EASTERLY RIGHT OF WAY LINE OF MEACHAM ROAD; THENCE NORTHERLY 276.98 FEET ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF MEACHAM ROAD ON A CURVE TO THE LEFT HAVING A RADIUS OF 13712.68 FEET, THE CHORD OF SAID CURVE BEARS NORTH 4 DEGREES 00 MINUTES 38 SECONDS EAST, 276.97 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT):

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ARTICLE IV OF THE DECLARATION OF PROTECTIVE COVENANTS, RECORDED MARCH 28, 1980 AS DOCUMENT 25406331, FOR INGRESS AND EGRESS AND UTILITIES UPON, OVER, ALONG, AND ACROSS "DRUMMER DRIVE" AS DEPICTED ON EXHIBIT "B" OF DOCUMENT 25406331.

PARCEL 3 (EASEMENT):

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN PARAGRAPH 1 OF THE DECLARATION OF EASEMENTS FOR RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, FOR THE PURPOSE OF INGRESS AND EGRESS UPON, OVER, ALONG AND ACROSS THE AREAS DESIGNATED AS "ACCESS AND CIRCULATION ROADS AND SIDEWALKS" ON EXHIBIT "B" OF DOCUMENT 26442124 AND CREATED BY DEED RECORDED DECEMBER 17, 1982 AS DOCUMENT 26442125.

Reference No.: 4167.009

Matter Name: Embassy Suites Schaumburg

Pool: BMARK 2024-V5

UNOFFICIAL COPY

PARCEL 4 (EASEMENT):

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ARTICLE IV OF THE DECLARATION OF PROTECTIVE COVENANTS RECORDED MARCH 28, 1980 AS DOCUMENT 25406331 FOR DRAINAGE OVER AND UPON THE "STORM WATER DETENTION AREAS" AS DEPICTED ON EXHIBIT "B" OF DOCUMENT 25406331.

PARCEL 5 (EASEMENT):

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS 3, 4, 5 AND 6 AS SET FORTH ON THE PLAT OF SUBDIVISION OF WALDEN INTERNATIONAL, RECORDED JANUARY 30, 1980 AS DOCUMENT 25342431, WITHIN THE AREAS MARKED "UTILITY EASEMENTS" AND UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS 2 AND 3 AS SET FORTH ON THE PLAT OF RESUBDIVISION OF LOTS 1 AND 2 OF WALDEN INTERNATIONAL, RECORDED OCTOBER 6, 1982 AS DOCUMENT 26374113, WITHIN THE AREAS MARKED "UTILITY EASEMENTS HEREBY DEDICATED" AND "EXISTING UTILITY EASEMENTS", FOR THE PURPOSES OF SEWER, GAS AND WATER SERVICES.

PARCEL 6 (EASEMENT):

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS 2 AND 3 OF THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, AS SET FORTH IN THE DECLARATION OF EASEMENTS FOR RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, FOR CONSTRUCTING, UTILIZING, REPAIRING, MAINTAINING AND RECONSTRUCTING "UTILITY LINES" AS DEPICTED IN EXHIBIT "C" OF SAID DECLARATION RECORDED DECEMBER 17, 1982 AS DOCUMENT 26442124 AND AS CREATED BY DEED RECORDED DECEMBER 17, 1982 AS DOCUMENT 26442125, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 7 (EASEMENT):

NON EXCLUSIVE AND PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR THE USE OF THE OFFICE PARKING AREA FOR THE PARKING OF MOTOR VEHICLES AND FOR INGRESS AND EGRESS FOR MOTOR VEHICLES AND PEDESTRIANS TO AND FROM THE HOTEL PARCEL FROM AND TO THE OFFICE PARCEL PARKING AREA IN ORDER TO USE THE OFFICE PARCEL PARKING AREA AS SET FORTH IN PARKING EASEMENT AGREEMENT DATED NOVEMBER 17, 1995 AND RECORDED DECEMBER 29, 1995 AS DOCUMENT 95908016 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 107177-00 AND QUEBEC STREET INVESTMENTS INC. OVER PORTIONS OF THE FOLLOWING LAND: LOTS 2 AND 3 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN

Reference No.: 4167.009

Matter Name: Embassy Suites Schaumburg

Pool: BMARK 2024-V5

UNOFFICIAL COPY

INTERNATIONAL, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE NORTH 1/2 OF SECTION 12, BOTH IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED AS DOCUMENT 26374113.

Pin: 07-01-101-007-0000
07-01-101-022-0000

Property of Cook County Clerk's Office