

UNOFFICIAL COPY

Doc#: 2417223230 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/20/2024 4:27 PM Pg: 1 of 5

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

AREIT 2019-CRE3 TRUST, a statutory trust created and existing under the laws of the
State of Delaware
(Assignor)

to

AREIT 2019-CRE3 HOLDER LLC, a Delaware limited liability company
(Assignee)

Effective as of June 13, 2024

Property Address(es): 105 North May Street, Chicago, IL 60607
Parcel No(s): 17-08-436-013-0000; 17-08-436-014-0000; 17-08-436-015-0000
and 17-08-436-016-0000
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 AND SECURITY AGREEMENT

Effective as of the 13th day of June, 2024, **AREIT 2019-CRE3 TRUST**, a statutory trust created and existing under the laws of the State of Delaware, having an address at c/o Argentic Real Estate Investment LLC, as Trust Depositor, c/o Wells Fargo Delaware Trust Company, National Association, 919 North Market Street, Suite 1600, Wilmington, DE 19801 ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to **AREIT 2019-CRE3 HOLDER LLC**, a Delaware limited liability company, having an address at c/o Argentic Real Estate Investment LLC, 31 West 27th Street, 12th Floor, New York, NY 10001 ("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 AND SECURITY AGREEMENT made by 105 N. MAY, LLC, a Delaware limited liability company to ARGENTIC REAL ESTATE INVESTMENT LLC, a Delaware limited liability company, dated as of July 25, 2019 and recorded on July 26, 2019, as Document Number 1920734101 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) ("Mortgage"), securing payment of note(s) of even date therewith, in the principal amount of \$61,000,000.00, 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 AREIT WH I LLC, a Delaware limited liability company, by assignment instrument dated as of July 26, 2019 and recorded on August 20, 2019, as Document Number 1923245069, in the Recorder's Office.

The Mortgage was further assigned to ARGENTIC REAL ESTATE INVESTMENT LLC, a Delaware limited liability company, by assignment instrument dated as of August 29, 2019 and recorded on October 9, 2019, as Document Number 1928208039, in the Recorder's Office.

The Mortgage was further assigned to AREIT 2019-CRE3 TRUST, a newly formed statutory trust created and existing under the laws of the State of Delaware, by assignment instrument dated as of August 29, 2019 and recorded on October 9, 2019, as Document Number 1928208041, in the Recorder's Office.

UNOFFICIAL COPY

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]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 6 day of June, 2024, to be effective as of the date first written above.

ASSIGNOR:

AREIT 2019-CRE3 TRUST, a statutory trust created and existing under the laws of the State of Delaware

By: Argentic Real Estate Investment LLC, a Delaware limited liability company, not in its individual capacity, but solely in its capacity as Trust Depositor

By: Argentic Investment Management LLC, a Delaware limited liability company, its Investment Manager

By: _____
Name: John Burke
Title: Authorized Signatory

Property of Cook County, Illinois

ACKNOWLEDGMENT

STATE OF NEW YORK

COUNTY OF NEW YORK

On this 6 day of June, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared John Burke, as Authorized Signatory of Argentic Investment Management LLC, a Delaware limited liability company, Investment Manager of Argentic Real Estate Investment LLC, a Delaware limited liability company, Trust Depositor of AREIT 2019-CRE3 TRUST, a statutory trust created and existing under the laws of the State of Delaware, 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.

ALESSANDRA CROCITTO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CR6406071
Qualified in New York County
Commission Expires March 23, 2028

WITNESS my hand and official seal.
Signature: _____
Notary Public
My Commission Expires: _____

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Lots 17, 18, 19, 20 and 21 in William J. B. Bunker's Subdivision of Block 43 in Carpenter's Addition to Chicago in Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Address: 105 North May Street, Chicago, Illinois

**Tax numbers: 17-08-436-013-0000; 17-08-436-014-0000; 17-08-436-015-0000
& 17-08-436-016-0000**

Reference No.: 3222.2.021
Matter Name: Hyatt House Fulton Market District
Pool: AREIT 2019-CRE3 Redemption
Security Instrument Assignment