

After recording this document should be returned to:

Merchants Capital Corp.  
410 Monon Blvd., 5<sup>th</sup> Floor  
Carmel, Indiana 46032

Lake Park Senior Apartments  
FHA Project No. 072-11191

**ASSIGNMENT OF  
MULTIFAMILY LEASEHOLD MORTGAGE,  
ASSIGNMENT OF LEASES AND RENTS,  
AND SECURITY AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS:

THAT, MERCHANTS CAPITAL CORP., an Indiana corporation, having its principal place of business at 410 Monon Boulevard, 5<sup>th</sup> Floor, Carmel, Indiana 46032 ("Assignor"), for value received, does by these presents, without recourse, representation or warranty, grant, bargain, sell, assign, transfer and set over unto MERCHANTS CAPITAL SERVICING LLC, a Delaware limited liability company, its successors and assigns, having its principal place of business currently at 410 Monon Blvd., 5<sup>th</sup> Floor, Carmel, Indiana 46032 ("Assignee"), all its right, title and interest in and to that certain:

Multifamily Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement (Illinois) dated and effective as of April 1, 2021 by Lake Park Senior Apartments, LP, an Indiana limited partnership, in favor of Assignor recorded April 23, 2021, as Instrument No. 2021-505665 in the Lake County, Indiana Recorder, together with the debt secured thereby, covering the property described in Exhibit A attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the same unto the Assignee, its successors and assigns, forever.

[Signature page follows]

IN WITNESS WHEREOF, Assignor has caused this Assignment to be duly executed this 26<sup>th</sup> day of April, 2021.

MERCHANTS CAPITAL CORP.,  
an Indiana corporation

By: Nicole Swentek  
Nicole Swentek, Senior Vice President



STATE OF MINNESOTA )

COUNTY OF RAMSEY )

SS

Before me, a Notary Public in and for said County and State, personally appeared Nicole Swentek, Senior Vice President of Merchants Capital Corp., an Indiana corporation, who, after being duly sworn, acknowledged the execution of the foregoing Assignment of Multifamily Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement for and on behalf of such corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Katherine Marie Guille  
Notary Public

My Commission Expires:  
1/31/2024

This instrument was prepared by John W. Hamilton, Attorney-at-Law, Dinsmore & Shohl LLP, One Indiana Square, Suite 1800, Indianapolis, Indiana 46204-4208. I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (John W. Hamilton)

**Exhibit A**

**Legal Description**

Real property in the City of Hobart, County of Lake, State of Indiana, described as follows:

Tract I: Fee Simple

All of Lot 1 in Lake Park, a Planned Unit Development to the City of Hobart, Lake County, Indiana, as per plat thereof recorded as in Plat Book 109, Page 28 in the Office of the Recorder of Lake County, Indiana, and amended by a Plat of Correction Lake Park, a Planned Unit Development to the City of Hobart, Lake County, Indiana, as per plat thereof recorded in Plat Book 109, Page 59 in the Office of the Recorder of Lake County, Indiana, excepting therefrom the following four parcels:

Parcel 1

That part of Lot 1 in Lake Park, a Planned Unit Development to the City of Hobart, Lake County, Indiana, as per plat thereof recorded as in Plat Book 109, Page 28 in the Office of the Recorder of Lake County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of said Lot 1; thence North 90 degrees 00 minutes 00 seconds East, along the North line of said Lot 1, a distance of 85.34 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 37.18 feet; thence South 01 degrees 14 minutes 03 seconds East, a distance of 284.35 feet to a point of curve; thence Southeasterly along a curve concave to the Northeast, having a radius of 67.00 feet, an arc distance of 33.34 feet (the chord of which bears South 15 degrees 30 minutes 40 seconds East, a chord distance of 33.00 feet); thence South 29 degrees 45 minutes 58 seconds East, a distance of 34.85 feet to a point of curve; thence Southeasterly along a curve concave to the Northeast, having a radius of 67.00 feet, an arc distance of 70.44 feet (the chord of which bears South 59 degrees 52 minutes 59 seconds East, a chord distance of 67.24 feet); thence North 90 degrees 00 minutes 00 seconds East, a distance of 97.10 feet to a point of curve; thence Southeasterly along a curve concave to the Southwest, having a radius of 83.00 feet, an arc distance of 54.78 feet (the chord of which bears South 71 degrees 05 minutes 35 seconds East, a chord distance of 53.79 feet) to a point of reverse curve; thence Southeasterly along a curve concave to the Northeast, having a radius of 117.00 feet, an arc distance of 77.22 feet (the chord of which bears South 71 degrees 05 minutes 42 seconds East, a chord distance of 75.83 feet); thence North 89 degrees 59 minutes 46 seconds East, a distance of 241.53 feet to a point on the East line of said Lot 1; thence South 01 degrees 16 minutes 50 seconds East along the said East line, a distance of 65.02 feet; thence South 89 degrees 59 minutes 46 seconds West, a distance of 285.07 feet; thence South 01 degrees 16 minutes 50 seconds East, a distance of 50.00 feet to a point on the Southerly line of said Lot 1; thence North 67 degrees 15 minutes 59 seconds West along the said Southerly line, a distance of 166.59 feet; thence North 01 degrees 16 minutes 50 seconds West continuing along the said Southerly Line, a distance of 45.00 feet; thence North 90 degrees 00 minutes 00 seconds West continuing along the said Southerly line, a distance of 189.45 feet to the Southwest corner of said Lot 1; thence North 01 degrees 16

minutes 50 seconds West along the West line of said Lot 1, a distance of 464.99 feet to the point of beginning.

**PARCEL 2**

That part of Lot 1 in Lake Park, a Planned Unit Development to the City of Hobart, Lake County, Indiana, as per plat thereof recorded as in Plat Book 109, Page 28 in the Office of the Recorder of Lake County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Lot 1; thence South 90 degrees 00 minutes 00 seconds West along the North line of said Lot 1, a distance of 424.29 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 238.15 feet to the point of beginning; thence South 60 degrees 41 minutes 16 seconds East, a distance of 83.94 feet; thence Southerly along a curve concave to the East, having a radius of 64.00 feet, an arc distance of 32.74 feet (the chord of which bears South 14 degrees 39 minutes 22 seconds West, a chord distance of 32.39 feet); thence South 00 degrees 00 minutes 00 seconds East, a distance of 57.67 feet to a point of curve; thence Southwesterly along a curve concave to the Northwest, having a radius of 15.00 feet, an arc distance of 23.56 feet (the chord of which bears South 45 degrees 00 minutes 00 seconds West, a chord distance of 21.21 feet); thence North 90 degrees 00 minutes 00 seconds West, a distance of 50.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 145.10 feet to the point of beginning.

**PARCEL 3**

That part of Lot 1 in Lake Park, a Planned Unit Development to the City of Hobart, Lake County, Indiana, as per plat thereof recorded as in Plat Book 109, Page 28 in the Office of the Recorder of Lake County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Lot 1; thence South 90 degrees 00 minutes 00 seconds West along the North line of said Lot 1, a distance of 325.29 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 349.91 feet to the Point of Beginning; thence North 90 degrees 00 minutes 00 seconds East, a distance of 328.11 feet to the East line of said Lot 1; thence South 01 degrees 16 minutes 50 seconds East along the said East line, a distance of 75.34 feet; thence South 89 degrees 59 minutes 46 seconds West, a distance of 240.77 feet to a point of curve; thence Northwesterly along a curve concave to the Northeast, having a radius of 83.00 feet, an arc distance of 54.78 feet (the chord of which bears North 71 degrees 05 minutes 42 seconds West, a chord distance of 53.79 feet) to a point of reverse curve; thence Northwesterly along a curve concave to the Southwest, having a radius of 117.00 feet, an arc distance of 33.10 feet (the chord of which bears North 60 degrees 17 minutes 29 seconds West, a chord distance of 32.99 feet) to a point of reverse curve; thence Northerly along a curve concave to the Northeast, having a radius of 15.00 feet, an arc distance of 17.91 feet (the chord of which bears North 34 degrees 11 minutes, 53 seconds West, a chord distance of 16.86 feet); thence North 00 degrees 00 minutes 00 seconds West, a distance of 27.61 feet to the Point of Beginning.

**PARCEL 4**

That part of Lot 1 in Lake Park, a Planned Unit Development to the City of Hobart, Lake County, Indiana, as per plat thereof recorded as in Plat Book 109, Page 28 in the Office of the Recorder of Lake County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Lot 1; thence South 90 degrees 00 minutes 00 seconds West along the North line of said Lot 1, a distance of 219.37 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 238.15 feet to the Point of Beginning; thence South 90 degrees 00 minutes 00 seconds East, a distance of 190.00 feet; thence South 00 degrees 00 minutes 00 seconds East, 51.68 feet; thence Southwesterly along a curve concave to the Southeast, having a radius of 35.00 feet, an arc distance 50.36 feet (the chord of which bears South 73 degrees 54 minutes 05 seconds West, a chord distance of 46.12 feet) to a point of reverse curve; thence Westerly along a curve concave to the Northwest, having a radius of 15.00 feet, an arc distance of 15.01 feet (the chord of which bears South 61 degrees 20 minutes 31 seconds West, a chord distance of 14.39 feet); thence North 90 degrees 00 minutes 00 seconds West, a distance of 133.06 feet; thence North 00 degrees 00 minutes 00 seconds West, a distance of 71.37 feet to the Point of Beginning.

Tract II:

Non-exclusive easements for ingress/egress, parking and utilities as set forth in Declaration of Cross- Easements by Lake Park II, LLC recorded December 6, 2019 as Instrument Number 2019-084483 in the Office of the Recorder of Lake County, Indiana.