

**ASSIGNMENT OF
LEASES AND RENTS**
(~~7120 West Central~~)



This ASSIGNMENT OF LEASES AND RENTS (this "Assignment"), dated as of July 13, 2000, with respect to the real estate ("Real Estate") located in River Forest, Illinois, as more particularly described on Exhibit A attached hereto and made a part hereof, is made by WILLIAM-LAKE SERVICES, INC. ("Assignor") in favor of FIRST BANK OF OAK PARK, an Illinois banking association (together with its successors and assigns hereinafter defined, the "Assignee"), whose address is 11 West Madison Street, Oak Park, Illinois 60302.

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RECITALS:

A. Assignee has extended a loan to Assignor in the original principal amount of Four Million Five Hundred Thousand Dollars (\$4,500,000). Assignor has evidenced its obligation to repay such loan by its execution and delivery of a Promissory Note (the "Note") payable to the order of Assignee.

B. Assignee, as a condition to making the loan, has required, among other things, various mortgages, assignments of leases, financing statements and security agreements dated of even date herewith (the "Mortgage") on the Real Estate, other realty, and this Assignment (collectively with the Mortgage and the Note, and any other documents securing Assignor's obligations to repay the Note, the "Loan Documents"), as additional security for the performance by Assignor of each and all of its obligations, covenants, promises and agreements as set forth in the Loan Documents.

This Instrument Was Prepared By And
After Recording Should Be Returned To:

John N. Oest, Esq.
Lord, Bissell & Brook
115 South LaSalle Street
Chicago, Illinois 60603

NOW, THEREFORE, FOR VALUE RECEIVED, and in consideration of the premises and Ten Dollars (\$10.00) in hand paid by the Assignee to the Assignor, and for other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Assignor hereby grants, transfers, assigns and sets over to the Assignee all of the right, title and interest of Assignor in and to:

- (i) the Identified Leases described on Exhibit B attached hereto and made a part hereof;
- (ii) any existing leases or subleases (including concessions) together with all of Assignor's right, title and interest in and to all other agreements for use or occupancy of any portion of the Premises, whether such leases, subleases, licenses or agreements are now in existence or hereafter come into existence while the Mortgage is in effect, including without limitation leases which may be executed by the Mortgagee in the exercise of its remedies;
- (iii) any and all existing or future guarantees of lessee's obligations under any of the foregoing;
- (iv) any and all amendments, modifications, extensions or renewals of any of the foregoing (all of the foregoing leases, subleases, tenancies and rights being referred to collectively hereafter as the "Leases"); and
- (v) the immediate and continuing right to collect and receive all of the rents, income, receipts, profits now due or which may become due or to which Assignor may now or shall hereafter become entitled or may demand or claim, arising or issuing from or out of the Leases or from or out of the Premises or any part thereof, including but not by way of limitation: security deposits, minimum rents, additional rents, percentage rents, parking maintenance, tax and insurance contributions, deficiency rents and liquidated damages following default, the premium payable by any lessee upon cancellation or termination of a lease, and all proceeds payable under any policy or insurance covering loss of rents resulting from untenantability caused by destruction or damage to the Premises together with any and all rights and claims of any kind which Assignor may have against any lessee under any of the Leases or subtenants or occupants of the Premises (all such moneys, rights and claims in this paragraph described collectively hereafter as "Rents"); and
- (vi) all the right, power, and privilege of Assignor to cancel, terminate, or accept surrender of any Lease, to accept prepayment of more than one monthly installment of rent thereunder, and to amend, modify, or abridge any of the terms, covenants, or conditions of any of the Leases.

WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, IT IS AGREED AS FOLLOWS:

1. Assignor hereby grants, transfers and assigns to Assignee all of the aforesaid rights, title and interest of Assignor for the purpose of securing (hereinafter collectively referred to as the "Indebtedness Hereby Secured"): (i) payment of the principal amount and interest payable thereon, and all the fees, amounts, payments, liabilities and monetary liabilities and obligations due or required to be paid by the Assignor under the Note, the Mortgage or the other Loan Documents, and all amendments, modifications, restatements, replacements, consolidations, substitutions, renewals, extensions, and increases thereto, whether heretofore or hereafter existing, and whether primary or secondary, direct or indirect, absolute or contingent; (ii) payment of all other sums which may be at any time due or owing or required to be paid by the Assignor as provided hereunder, in the Note, the Mortgage or the other Loan Documents; and (iii) the performance and discharge of each and every term, provision, obligations, agreement, covenant, condition, warranty, representation and other obligations (other than the obligation to repay the Indebtedness) of the Assignor to Assignee hereunder or as set forth in the Note, the Mortgage or the other Loan Documents and under the Legal Requirements (as defined in the Mortgage), whether heretofore or hereafter existing, and whether primary or secondary, direct or indirect, absolute or contingent, and including the enforcement by Assignee of its rights and remedies under any or all of the foregoing (including all costs, expenses and reasonable attorneys' and paralegals' fees and expenses incurred by the Lenders and the Assignee).
2. Assignor represents and warrants that (i) it has good right to sell, assign, transfer and set over the same and to grant to and confer upon the Assignee the rights, interest, powers and/or authorities herein granted and conferred with respect to the Real Estate; (ii) no other person, firm or corporation has any right, title or interest therein; (iii) the Identified Leases are the only existing leases, subleases, licenses or rights of occupancy on the Premises; (iv) no lessee is in default under any of the Leases; (v) Assignor has duly and punctually performed all the terms, covenants, conditions and warranties of the Identified leases; (vi) none of the Rents due and issuing from the premises for any period subsequent to one month from the date hereof have been anticipated, waived, released, discounted, set off or otherwise discharged or compromised; and (vii) no funds or deposits have been received from any lessee in excess of one month's rent.
3. Assignor covenants that Assignor shall not enter into any lease for all or any part of the Premises, nor consent to, suffer or permit the assignment or subletting of any leasehold estate, without the prior written approval of Assignee except as permitted under the Mortgage. Any purported lease or sublease not actually approved by Assignee (unless approval is otherwise excused under the Mortgage) shall, at the option of the Assignee, be null and void and shall not grant any rights in the Premises to the tenant or subtenant named therein. Should Assignee not disapprove any lease presented to it in writing within fourteen (14) days of such presentation, such lease shall be deemed approved by Assignee.
4. Assignor will not transfer, sell, assign, pledge, encumber or grant a security interest in any of the Leases without Assignee's prior written consent, which may be withheld in Assignee's complete discretion.

5. All future Leases for any portion or portions of the Premises shall be subordinate to the lien of the Mortgage; provided, however, that at the option of Assignee the lien of the Mortgage shall become subject and subordinate in whole or in part (but not in respect to the priority of entitlement to insurance proceeds or condemnation awards) to any lease of any portion or portions of the Premises upon the execution by Assignee and the recording of a unilateral declaration to that effect.
6. The Assignor shall not hereafter permit any Lease to become subordinate to any lien other than the lien of the Mortgage and any liens to which the Mortgage is now, or may pursuant to its terms become, subordinate.
7. Assignor covenants and agrees to faithfully abide by, observe, perform and discharge duly and punctually each and every obligation, covenant and agreement of the Leases by the lessor therein to be kept, observed or performed, including those required by any state or local law or ordinance; to enforce or secure in the name of Assignor the performance of each and every obligation, term, covenant, condition and agreement in the Leases by any lessee to be performed; and to appear in and defend any action or proceeding arising under, occurring out of, or in any manner connected with the Leases or the obligations, duties or liabilities of Assignor and any lessee thereunder.
8. Assignor further covenants and agrees not to receive or collect rents from any present or future lessee of the Premises or any part thereof for a period of more than one month in advance (whether in cash or by promissory note), nor pledge, transfer, mortgage or otherwise encumber or assign future payments of said rents; not to waive, excuse, condone, discount, set off, compromise, or in any manner release or discharge any lessee thereunder, of and from any obligations, covenants, conditions and agreements by said lessee to be kept, observed and performed, including the obligation to pay the rents due thereunder; not to cancel, terminate or consent to any surrender of any Lease, nor modify, or in any way alter the terms thereof without, in each such instance the prior written consent of the Assignee; and not to commence or continue proceedings to evict, remove or dispossess any lessee under any Lease without the prior written consent of Assignee.
9. The Assignor covenants that it will promptly notify Assignee of any default or claimed default by lessor or lessee under any Lease of which it becomes aware.
10. If Assignor fails to make any payment or to do any act as herein provided, then Assignee may, but shall not be obligated to, make or do the same in such manner and to such extent as Assignee may deem necessary to protect the security hereof, but no payment or act of Assignee as herein provided shall in any manner release Assignor from its obligations under this Assignment, the Note, the Mortgage or any of the other Loan Documents.
11. The Assignee shall not in any way be responsible for failure to do any or all of the things for which rights, interests, power and/or authority are herein granted it; and the Assignee shall not be responsible for or liable upon any of the agreements, undertakings or obligations imposed upon the lessor under said Leases or other agreement with respect to the Real Estate.

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12. Assignor will, from time to time, execute upon request of the Assignee, any and all instruments requested by the Assignee to carry this instrument into effect or to accomplish any other purposes deemed by the Assignee to be necessary or appropriate in connection with this Assignment or the Real Estate, including, without limitation, specific assignments of any and all Leases or agreements relating to the use or occupancy of the Real Estate or any part thereof now or hereafter in effect and not specifically defined herein as a Lease, as may be necessary or desirable, in the opinion of Assignee.

13. Nothing herein contained shall be construed as constituting Assignee a "mortgagee in possession" in the absence of the taking of actual possession of the Real Estate pursuant to the provisions hereinafter contained. In the exercise of the powers granted by the Mortgage, no liability shall be asserted or enforced against Assignee, all such liability being expressly waived and released by the Assignor.

14. The Assignee may assign this Assignment and any and all rights accruing thereunder to any subsequent agent or, in the absence of such agent, to all Lenders, their successors or assigns.

15. It is understood that the assignment of the rights of Assignor hereunder as effected hereby is an absolute assignment which is effective as of the date hereof and, upon demand by Assignee to the lessee under any said Leases or to any person liable for any of the rents, issues, profits and other payments of and from the Real Estate or any part thereof, such lessee or person liable for any of such rents, issues, payments and profits shall, and is hereby authorized and directed to, pay to or upon the order of Assignee, and without inquiry of any nature, all rents then owing or thereafter accruing, or other payments required to be made, under said Leases or any other instrument or agreement, oral or written, giving rise to an obligation to pay rents, issues, profits or other payments in connection with the Real Estate.

16. Although the parties intend that this instrument be a present assignment, so long as there shall exist no defaults by Assignor in the payment of any Indebtedness Hereby Secured, or in the performance of any obligation, covenant or agreement hereunder or under the Note, the Mortgage or the other Loan Documents, Assignor shall have the right under a license granted hereby (but limited as set forth in the following paragraph) to collect upon, but not prior to accrual, all of the Rents, arising from or out of the Leases or any renewals or extensions thereof.

17. Upon or at any time after default in the payment of any Indebtedness Hereby Secured, or any indebtedness evidenced by the Note or secured by the Loan Documents or in the performance of any term, provision, condition, obligation, covenant or agreement herein or contained in the Mortgage or the other Loan Documents, and the expiration of any cure period, if any, with respect to any such default as provided for in such document (an "Event of Default"), the Assignee may (i) terminate the license granted Assignor in Paragraph 16 above; and (ii) at Assignee's option, without notice, either in person or by agent with or without bringing any action or proceeding, or by a receiver to be appointed by a court, enter upon, take possession of, and manage and operate the Real Estate and each and every part and parcel thereof; and in connection therewith, in its own name or the name of Assignor, the Assignee may make, cancel, enforce or modify Leases; fix or modify

rents, repair, maintain and improve the Real Estate; employ contractors, subcontractors and workmen in and about the Real Estate; obtain and evict tenants; sue for or otherwise collect or reserve any and all rents, issues, payments and profits, including those past due and unpaid; employ leasing agents, managing agents, attorneys and accountants in connection with the enforcement of Assignee's rights hereunder and pay the reasonable fees and expenses thereof; and otherwise do and perform any and all acts and things which Assignee may deem necessary or appropriate in and about the Real Estate for the protection thereof or the enforcement of Assignee's rights hereunder or under the Note, the Mortgage or the other Loan Documents; and any and all amounts expended by Assignee in connection with the foregoing (including reasonable attorneys' fees) shall constitute so much additional Indebtedness Hereby Secured. Assignor hereby appoints Assignee as its attorney-in-fact and attorney as Assignee to take all the foregoing actions in the name and stead of Assignor. Such power is coupled with an interest and cannot be revoked, modified or altered without the written consent of Assignor. Assignee shall apply any monies collected by Assignee, as aforesaid, less costs and expenses incurred, as aforesaid, upon any Indebtedness Hereby Secured in such order and manner as Assignee may determine. The entering upon and taking possession of the Real Estate, the collection of rents, issues, payments and profits, and exercise of any of the rights hereinabove specified and the application of collections, as aforesaid, shall not cure, waive, modify or affect any default hereunder or under the Note, the Mortgage or the other Loan Documents.

18. Any tenants or occupants of any part of the Real Estate are hereby authorized and directed by Assignor (and each of them) to recognize the claims and demands of Assignee hereunder without investigating the reason for any action taken by the Assignee or the validity or the amount of indebtedness owing to the Assignee or the existence of any default hereunder or under the Note, the Mortgage or the other Loan Documents or the application to be made by the Assignee of any amounts to be paid to the Assignee. The sole signature of the Assignee shall be sufficient for the exercise of any rights under this Assignment and the sole receipt of the Assignee for any sums received shall be a full discharge and release therefor to any such tenant or occupant of the Real Estate. Checks for all or any part of the rentals or other payments collected under this Assignment of Rents shall be drawn to the exclusive order of the Assignee.

19. The Assignee shall not be obligated to perform or discharge, nor does it hereby undertake to perform or discharge any obligation, duty or liability under the said Leases. This Assignment shall not: (i) operate to place upon Assignee responsibility for the control, care, management or repair of the Real Estate or the carrying out of any of the terms and conditions of the said Leases; or (ii) operate to make the Assignee responsible or liable for any waste committed on the Real Estate by a Lessee or any other party, or for any dangerous or defective condition of the Real Estate, or for any negligence in the management, upkeep, repair or control of the Real Estate resulting in loss or injury or death of any tenant, licensee, invitee, employee or stranger.

20. The Assignor shall and does hereby agree to indemnify and to hold Assignee harmless of and from any and all liability, loss or damage which it may or might incur under said Leases or under or by reason of this Assignment and of and from any and all claims and demands whatsoever (except claims based on Assignee's gross negligence or wilful misconduct) which may be asserted against it by reason of any alleged obligations or undertakings on its part to perform or discharge any

of the terms, covenants or agreements contained in said Leases. Should the Assignee incur any such liability, loss or damage under said Leases or under or by reason of this Assignment, or in the defense of any such claims or demands, the amount thereof, including costs, expenses and reasonable attorneys' fees, shall be secured hereby and by the Loan Documents, and Assignor shall reimburse the Assignee therefor immediately upon demand. Upon Assignor's failure to reimburse Assignee,, Assignee may declare and all sums secured hereby, shall become immediately due and payable.

21. The provisions set forth herein shall not be deemed exclusive of any of the remedies granted in the Note, the Mortgage or the other Loan Documents, but shall be deemed an additional remedy and shall be cumulative. No judgment or decree which may be entered on any part of the Indebtedness Hereby Secured shall operate to abrogate or lessen the effect of this instrument, but the same shall continue in full force and effect until the payment in full of all Indebtedness Hereby Secured. This instrument shall also remain in full force and effect during the pendency of any foreclosure proceeding, both before and after sale, until the issuance of a deed pursuant to a foreclosure decree.

22. If any lessee under a Lease should be the subject of any proceeding under the Federal Bankruptcy Code, or any other federal, state or local statute which provides for the possible termination or rejection of the Lease assigned hereby, the Assignor covenants and agrees that if any of the Leases is so terminated or rejected, no settlement for damages shall be made without the prior written consent of Assignee, and any check in payment of damages for termination or rejection of any such Lease will be made payable both to the Assignor and Assignee. The Assignor hereby assigns any such payment to Mortgage, acknowledges that such payment constitutes proceeds of Assignee's perfected security interest in the Leases and Rents, and agrees that it will duly endorse to the order of Assignee any such check, the proceeds of which will be applied to whatever portion of the Indebtedness Hereby Secured the Assignee shall elect.

23. All notices under this Agreement to the respective parties will be in writing and will be deemed effective upon personal delivery (which includes delivery by any commercially reasonable delivery service such as delivery by overnight delivery or by messenger services) or five (5) days after deposit into prepaid certified or registered United States mail, return receipt requested, addressed to the respective party at the address set forth below:

If to Assignor:

William-Lake Services, Inc.
c/o West Suburban Hospital Medical Center
Erie at Austin
Oak Park, Illinois 60302
Attention: Patrick Garrick

With a copy to:

Shaw, Gussis, Domanskis, Fishman & Glantz
1144 West Fulton Street, 2nd Floor
Chicago, Illinois 60607
Attention: Randy S. Gussis, Esq.

If to Assignee:

First Bank of Oak Park
11 West Madison Street
Oak Park, Illinois 60302
Attention: Tom Pinkston

With a copy to:

Lord, Pissell & Brook
115 South LaSalle Street
Chicago, Illinois 60603
Attention: John N. Oest, Esq.

or at such other address as a party may designate as provided in this paragraph. Failure of the Assignee to provide copies of notices to any attorney designated as an addressee shall in no way vitiate any notice sent to Assignor which is otherwise effective under this section.

24. This Assignment applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. Wherever the term "Assignor" is used herein, such reference shall be deemed to mean each Assignor whose name appears below and their respective heirs, legatees, devisees, executors, successors and assigns. Wherever the term "Assignee" is used herein, such term shall include all successors and assigns of the Assignee named herein who shall have, hold and enjoy all of the rights, powers and benefits hereby afforded and conferred upon Assignee as fully and with the same effect as if such successors and assigns of Assignee were herein by name designated as Assignee.

25. This Assignment shall be governed by the internal laws of the State of Illinois in which state the Note and this Assignment were executed and delivered and the premises are located. Whenever possible each provision of this Assignment shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Assignment shall be prohibited by or invalid under such law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Assignment. Time is of the essence of this Assignment.

IN WITNESS WHEREOF, the Assignor has executed this Assignment of Rents and Leases as of the day, month and year first above written.

WILLIAM-LAKE SERVICES, INC.

By: *[Signature]*

Its: *Interim President & CEO*

Property of Cook County Clerk's Office

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EXHIBIT A

[Legal Description]

Property of Cook County Clerk's Office

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PARCEL 1:

THAT PART FOR THE FOLLOWING DESCRIBED TRACT OF LAND LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF THE SOUTH 50.00 FEET OF SAID TRACT (BEING THE NORTH LINE OF CENTRAL AVENUE) AND THROUGH A POINT OF SAID NORTH LINE THAT IS 222.25 FEET WEST, (AS MEASURED ALONG SAID NORTH LINE), ON THE EAST LINE OF SAID TRACT AND LYING NORTH OF AND ADJOINING THE NORTH LINE OF SAID SOUTH 50.00 FEET THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, 63.88 FEET NORTH OF THE SOUTH LINE OF SAID NORTH EAST 1/4 SAID POINT BEING AT THE INTERSECTION OF THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY WITH THE EAST LINE OF THE SAID SOUTH WEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SAID SECTION 271.4 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SAID SECTION TO A POINT 575 1/2 FEET EAST OF THE WEST LINE OF SAID NORTH EAST 1/4 OF SAID SECTION, THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF SAID SECTION TO SAID NORTH LINE OF THE RIGHT OF WAY OF SAID CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE EAST ALONG THE NORTH LINE OF SAID RIGHT OF WAY TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM ANY PORTION OF SAID PREMISES LYING NORTH OF A LINE 15 RODS SOUTH OF AND PARALLEL TO THE CENTER LINE OF LAKE STREET), AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION, 63.88 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4, SAID POINT BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY WITH THE EAST LINE OF SAID SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID NORTH EAST 1/4 OF SAID SECTION 50 FEET AND THENCE CONTINUING NORTH ALONG THE EAST LINE OF SAID SOUTH WEST 1/4 OF SAID NORTHEAST 1/4 OF SAID SECTION, 221.40 FEET TO A POINT 271.40 FEET NORTH OF SAID POINT OF BEGINNING, SAID POINT BEING AT A POINT 247.5 FEET SOUTH OF THE CENTER LINE OF LAKE STREET; THENCE WEST ON A LINE 247.5 FEET SOUTH OF AND PARALLEL TO THE CENTER LINE OF LAKE STREET, FOR A DISTANCE OF 246.52 FEET AND THENCE SOUTH 217.71 FEET TO THE NORTH LINE OF CENTRAL AVENUE AT A POINT 248.67 FEET WEST OF THE EAST LINE OF THE SOUTH WEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE CONTINUING SOUTH ON A PROLONGATION OF THE LAST DESCRIBED LINE TO THE SAID NORTH LINE OF THE RIGHT OF WAY OF SAID CHICAGO AND NORTHWESTERN RAILROAD COMPANY; THENCE EAST ALONG THE NORTH LINE OF SAID RIGHT OF WAY TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

15-12-220-010-0000

THAT PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 12, THENCE NORTH ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4, 336 1/2 FEET TO A POINT WHICH IS 247 1/2 FEET SOUTH OF THE CENTER LINE OF LAKE STREET AS A PLACE OF BEGINNING, THENCE NORTH ALONG SAID EAST LINE 247 1/2 FEET TO THE CENTER LINE OF LAKE STREET, THENCE WEST ALONG THE CENTER LINE OF LAKE STREET 296 FEET; THENCE SOUTH PARALLEL WITH THE SAID EAST LINE 247 1/2 FEET; THENCE EAST 296 FEET TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THOSE PORTIONS THEREOF, FALLING IN STREETS AND HIGHWAYS), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, 63.88 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4, SAID POINT BEING AT THE INTERSECTION OF THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SAID SECTION, 50 FEET AND THENCE CONTINUING NORTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SAID SECTION, 221.40 FEET TO A POINT 271.40 FEET NORTH OF SAID POINT OF BEGINNING, SAID POINT BEING AT A POINT 247.5 FEET SOUTH OF THE CENTER LINE OF LAKE STREET; THENCE WEST ON A LINE 247.5 FEET SOUTH OF AND PARALLEL TO THE CENTER LINE OF LAKE STREET, FOR A DISTANCE OF 246.52 FEET AND THENCE SOUTH 217.71 FEET TO THE NORTH LINE OF CENTRAL AVENUE AT A POINT 248.67 FEET WEST OF THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE CONTINUING SOUTH ON A PROLONGATION OF THE LAST DESCRIBED LINE TO THE SAID NORTH LINE OF THE RIGHT OF WAY OF SAID CHICAGO AND NORTHWESTERN RAILROAD COMPANY; THENCE EAST ALONG THE NORTH LINE OF SAID RIGHT OF WAY TO THE POINT OF BEGINNING, (EXCEPTING FROM SAID TRACT THOSE PORTIONS THEREOF, FALLING IN STREETS AND HIGHWAY) IN COOK COUNTY, ILLINOIS.

15-12-220-029-0000

Recorder's Office

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EXHIBIT B

[Identified Leases]

Property of Cook County Clerk's Office

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Center for Primary Care
7411 W. Lake Street
River Forest, IL

L140	Katie's Café
L100	Dr. Catrambone
1140	Dr. Springer
2100	Dr. Tiesenga
2110	Dr. O'Donoghue
2150	Dr. Sheehan
2210	Drs. Uchitelle & Locke
1120, L120	
L180, 2100, 2190	West Suburban Hospital Master Lease

Center for Cancer Care
7420 Central
River Forest, IL

1010	West Suburban Hospital Medical Center
1020	Brickyard Immediate Care Corporation
2010	West Suburban Hospital Medical Center
2020	Dr. Lisberg
2030	Drs. Archie & Acharya
2040	Loyola Medical Center

Center for Breast Care & Women's Health
420 William
River Forest, IL

1000	Breast Care Center
2000	Center for Women's Health