

00-04099



ASSIGNMENT OF RENTS

GRANTOR CAPTEC FINANCIAL GROUP INC		BORROWER CAPTEC FINANCIAL GROUP INC	
ADDRESS 24 FRANK LLOYD WRIGHT DR ANN ARBOR, MI 48106-0544 TELEPHONE NO. 800-552-7872		ADDRESS 24 FRANK LLOYD WRIGHT DR ANN ARBOR, MI 48106-0544 TELEPHONE NO. 800-552-7832	
IDENTIFICATION NO.		IDENTIFICATION NO.	

OFFICER INITIALS	INTEREST RATE	PRINCIPAL AMOUNT/CREDIT LIMIT	FUNDING/AGREEMENT DATE	MATURITY DATE	CUSTOMER NUMBER	LOAN NUMBER
SEP	10.50%	\$1,300,000.00	08/23/00	09/05/01		2702592001

1. **ASSIGNMENT.** In consideration of the loan evidenced by the promissory note or credit agreement described above (the "Note"), Grantor absolutely assigns to GUARANTY BANK AND TRUST COMPANY P.O. BOX 5847 DENVER, CO 80217

("Lender") all of Grantor's interest in the leases and tenancy agreements (the "Leases") now or hereafter executed which relate to the real property described in Schedule A which is attached to this Agreement and incorporated herein by this reference and any improvements located thereon (the "Premises") including, but not limited to, the leases described on Schedule B attached hereto and incorporated herein by reference. This Assignment is to be broadly construed and shall encompass all rights, benefits and advantages to be derived by the Grantor from the Leases including, but not limited to all rents, issues, income and profits arising from the Leases and renewals thereof, and all security deposits paid under the Leases. This Assignment is an absolute assignment rather than an assignment for security purposes only.

2. **MODIFICATION OF LEASES.** Grantor grants to Lender the power and authority to modify the terms of any of the Leases and to surrender or terminate the Leases upon such terms as Lender may determine.

3. **COVENANTS OF GRANTOR.** Grantor covenants and agrees that Grantor will:
a. Observe and perform all the obligations imposed upon the landlord under the Leases.
b. Refrain from discounting any future rents or executing any future assignment of the Leases or collect any rents in advance without the written consent of Lender.
c. Perform all necessary steps to maintain the security of the Leases for the benefit of Lender including, if requested, the periodic submission to Lender of reports and accounting information relating to the receipt of rental payments.
d. Refrain from modifying or terminating any of the Leases without the written consent of Lender.
e. Execute and deliver, at the request of Lender, any assurances and assignments with respect to the Leases as Lender may periodically require.

4. **REPRESENTATIONS OF GRANTOR.** Grantor represents and warrants to Lender that:
a. The tenants under the Leases are current in all rent payments and are not in default under the terms of any of the Leases.
b. Each of the Leases is valid and enforceable according to its terms, and there are no claims or defenses presently existing which could be asserted by any tenant under the Leases against Grantor or any assignee of Grantor.
c. No rents or security deposits under any of the Leases have previously been assigned by Grantor to any party other than Lender.
d. Grantor has not accepted, and will not accept, rent in excess of one month in advance under any of the Leases.
e. Grantor has the power and authority to execute this Assignment.
f. Grantor has not performed any act or executed any instrument which might prevent Lender from collecting rents and taking any other action under this Assignment.

5. **GRANTOR MAY RECEIVE RENTS.** As long as there is no default under the Note described above, the Deed of Trust securing the Note, this Agreement or any other present or future obligation of Borrower or Grantor to Lender ("Obligations"), Grantor may collect all rents and profits from the Leases when due and may use such proceeds in Grantor's business operations. However, Lender may at any time require Grantor to deposit all rents and profits into an account maintained by Grantor or Lender at Lender's institution.

6. **DEFAULT AND REMEDIES.** Upon default in the payment of, or in the performance of, any of the Obligations, Lender may at its option take possession of the real property and the improvements and have, hold, manage, lease and operate the Premises on terms and for a period of time that Lender deems proper. Lender may proceed to collect and receive all rents, income and profits from the Premises, and Lender shall have full power to periodically make alterations, renovations, repairs or replacements to the Premises as Lender may deem proper. Lender may apply all rents, income and profits to the payment of the cost of such alterations, renovations, repairs and replacements and any expenses incident to taking and retaining possession of the real property and the management and operation of the real property. Lender may keep the Premises properly insured and may discharge any taxes, charges, claims, assessments and other liens which may accrue. The expense and cost of these actions may be paid from the rents, issues, income and profits received, and any unpaid amounts shall be secured by the Note and Deed of Trust. These amounts, together with attorneys' fees, legal expenses, and other costs, shall become part of the indebtedness secured by the Deed of Trust and for which this Assignment is given.

7. **POWER OF ATTORNEY.** Grantor irrevocably authorizes Lender as Grantor's attorney-in-fact coupled with an interest, at Lender's option, upon taking possession of the real property and improvements under this Assignment, to lease or re-lease the Premises or any part thereof, to cancel and modify Leases, evict tenants, bring or defend any suits in connection with the possession of the Premises in the name of either party, make repairs as Lender deems appropriate and perform such other acts in connection with the management and operation of the real property and improvements as Lender may deem proper. The receipt by Lender of any rents, income or profits under this Assignment after institution of foreclosure proceedings under the Deed of Trust shall not cure any default or affect such proceedings or sale which may be held as a result of such proceedings.

8. **BENEFICIAL INTEREST.** Lender shall not be obligated to perform or discharge any obligation, duty or liability under the Leases by reason of this Assignment. Grantor hereby agrees to indemnify Lender and to hold Lender harmless from any and all liability, loss or damage which Lender may incur under the Leases by reason of this Assignment and from any and all claims and demands whatsoever which may be asserted against Lender by reason of any alleged obligations or undertakings on Lender's part to perform or discharge any of the terms or agreements contained in the Leases. Should Lender incur any liability, loss or damage under the Leases or under or by reason of this Assignment, or in the defense of any such claims or demands, the amount of such loss, including costs, legal expenses, and reasonable attorneys' fees shall be secured by the Deed of Trust and for which this Assignment was given. Grantor agrees to reimburse Lender immediately upon demand for any such costs, and upon failure of Grantor to do so, Lender may accelerate and declare due all sums owed to Lender under any of the Obligations.

9. **NOTICE TO TENANTS:** A written demand by Lender to the tenants under the Leases for the payment of rents or written notice of any default claimed by Lender under the Leases shall be sufficient notice to the tenants to make future payments of rents directly to Lender and to cure any default under the Leases without the necessity of further consent by Grantor. Grantor hereby releases the tenants from any liability for any rents paid to Lender or any action taken by the tenants at the direction of Lender after such written notice has been given.

10. **INDEPENDENT RIGHTS.** This Assignment and the powers and rights granted are separate and independent from any obligation contained in the Deed of Trust and may be enforced without regard to whether Lender institutes foreclosure proceedings under the Deed of Trust. This Assignment is in addition to the Deed of Trust shall not affect, diminish or impair the Deed of Trust. However, the rights and authority granted in this Assignment may be exercised in conjunction with the Deed of Trust.

LEASERS THE INSURANCE PORTION

11. MODIFICATION AND WAIVER. The modification or waiver of any of Grantor's obligations or Lender's rights under this Agreement must be contained in a writing signed by Lender. Lender may perform any of Grantor's obligations or delay or fail to exercise any of its rights without causing a waiver of those obligations or rights. A waiver on one occasion shall not constitute a waiver on any other occasion. Grantor's obligations under this Agreement shall not be affected if Lender amends, compromises, exchanges, fails to exercise, impairs or releases any of the obligations belonging to any Grantor or third party or any of its rights against any Grantor, third party or collateral. **Grantor waives any right to a jury trial which Grantor may have under applicable law.**

12. RENEWAL OR EXTENSION OF DEED OF TRUST. In the event the maturity date of the Note and Deed of Trust is extended because of a modification, renewal or extension of the secured indebtedness, this assignment shall be automatically extended to the new maturity or extension date and shall be enforceable against Grantor and Borrower on a continuous basis throughout all renewal and extension periods until such time as the underlying indebtedness has been retired and paid in full.

13. NOTICES. Any notice or other communication to be provided under this Agreement shall be in writing and sent to the parties at the addresses indicated in this Agreement or such other address as the parties may designate in writing from time to time.

14. SEVERABILITY. If any provision of this Agreement violates the law or is unenforceable, the rest of the Agreement shall remain valid.

15. COLLECTION COSTS. If Lender hires an attorney to assist in collecting any amount due or enforcing any right or remedy under this Agreement, Grantor agrees to pay Lender's attorneys' fees, legal expenses and collection costs.

16. MISCELLANEOUS.

- a. A default by Grantor under the terms of any of the Lease which would entitle the tenant thereunder to cancel or terminate such Lease shall be deemed a default under this Assignment and under the Note and Deed of Trust so long as, in Lender's opinion, such default results in the impairment of Lender's security.
- b. A violation by Grantor of any of the covenants, representations or provisions contained in this Assignment shall be deemed a default under the terms of the Note and Deed of Trust.
- c. This Agreement shall be binding upon and inure to the benefit of Grantor and Lender and their respective successors, assigns, trustees, receivers, administrators, personal representatives, legatees, and devisees.
- d. This Agreement shall be governed by the laws of the state indicated in the address of the real property. Grantor consents to the jurisdiction and venue of any court located in the state indicated in the address of the real property in the event of any legal proceeding under this Agreement.
- e. This Agreement is executed for business purposes. All references to Grantor in this Agreement shall include all persons signing below. If there is more than one Grantor, their obligations shall be joint and several. This Agreement and any related documents represent the complete and integrated understanding between Grantor and Lender pertaining to the terms and conditions of those documents.

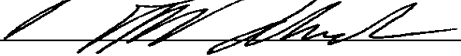
17. ADDITIONAL TERMS.

GRANTOR ACKNOWLEDGES THAT GRANTOR HAS READ, UNDERSTANDS, AND AGREES TO THE TERMS AND CONDITIONS OF THIS

Dated: **AUGUST 23, 2000**

GRANTOR: **CAPTEC FINANCIAL GROUP, INC.**

GRANTOR:



GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

UNOFFICIAL COPY

00826261

State of Melissa)
County of Wentworth) ss.
This instrument was acknowledged before me on this 24th day of Aug., 2000 by
Robert V. Schrader as Vice President of Captek
Financial Group, Inc

WITNESS MY HAND AND OFFICIAL SEAL.

My Commission expires: _____

Jennifer L. Studing
Notary Public

State of _____)
County of _____) ss.
This instrument was acknowledged before me on this _____ by _____
of _____ as _____

WITNESS MY HAND AND OFFICIAL SEAL.

My Commission expires: _____

Notary Public

SCHEDULE A

The street address of the Property (if applicable) is:

179TH & LAGRANGE
TINLEY PARK, IL

27-34-120-007

The legal description of the Property is:

SEE SCHEDULE "A" ATTACHED

SCHEDULE B

This document was prepared by:
GUARANTY BANK AND TRUST COMPANY
P.O. Box 5847
Denver, CO 80217

AFTER RECORDING RETURN TO:
Tyrone J. Baharozian
LandAmerica Nat'l Commercial Serv.
1050 Wilshire Dr., Suite 310
Troy, MI 48084

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LAWYERS TITLE INSURANCE CORPORATION

00826261

SCHEDULE A CONTINUED - CASE NO. 00-00800

LEGAL DESCRIPTION:

Lot 3 in Tinley Glenn Resubdivision, being a resubdivision of Lots 1, 2, 3 and 4 in Tinley Glenn, being a subdivision of part of the West 1/2 of the West 1/2 of the Northwest 1/4 of Section 34, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois. But excepting therefrom that portion of said Lot 3 described as follows: Beginning at the Southwest corner of said Lot 3: thence on an assumed bearing of North 00 degrees 00 minutes 30 seconds East 6.041 meters (19.82 feet) along the Westerly line of said Lot 3, to a 5/8 inch rebar with an allied cap stamped "State of Illinois Division of Highways Right-of-Way corner IPLS 2017." Thence South 77 degrees 34 minutes 08 seconds East, 27.976 meters (91.78 feet) to a 5/8" rebar with an allied cap stamped "State of Illinois Division of Highways right-of-Way corner IPLS 2017." And to a point on the Southerly line of said Lot 3; thence South 89 degrees 57 minutes 38 seconds West, 27.321 meters (89.64 feet), along the said Southerly line of Lot 3, to the point of beginning.

Being more particularly described as follows:

That part of the West half of the West half of the Northwest quarter of Section 34, Township 36 North, Range 12 East of the Third Principal Meridian, described as commencing at the intersection of the North line of 179th Street, as widened, with the East line of LaGrange Road; thence North along said East line a distance of 19.82 feet to the place of beginning of the tract of land to be described herein; thence North 00 degrees 00 minutes 23 seconds West, 110.65 feet; thence North 89 degrees 56 minutes 50 seconds East, 232.50 feet; thence South 00 degrees 03 minutes 10 seconds East, 130.47 feet; thence South 89 degrees 56 minutes 50 seconds West, 142.96 feet; thence North 77 degrees 34 minutes 59 seconds West, 91.79 feet to the place of beginning, all in Cook County, Illinois.