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Cook County Recorder 31.00



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**ABSOLUTE ASSIGNMENT  
OF RENTS AND LESSOR'S  
INTEREST IN LEASES**

**ASSIGNOR:**

**THE WOODLANDS OF  
MORTON GROVE, LLC,  
an Illinois limited  
liability company**

**ASSIGNEE:**

**HOWARD SAVINGS BANK, an  
Illinois-chartered savings  
bank**

RECORDER'S STAMP

9927719 CTI 2 24

THIS ABSOLUTE ASSIGNMENT, is made as of <sup>May 24,</sup> April, 2001, by and between THE WOODLANDS OF MORTON GROVE, LLC, an Illinois limited liability company ("Assignor") in favor of HOWARD SAVINGS BANK ("Assignee").

**WITNESSETH:**

Assignor, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, does hereby absolutely bargain, sell, transfer, assign, convey, set over and deliver unto Assignee all right, title and interest of Assignor in, to and under the leases of the real estate described in Exhibit "A" attached hereto and made a part hereof (the "Premises") whether now in existence or hereafter entered into and all guaranties, amendments, extensions and renewals of said leases and any of them, all of which are hereinafter called the "Leases" and all rents, income and profits which may now or hereafter be or become due or owing under the Leases, and any of them, or on account of the use of the Premises.

This Assignment is made for the purpose of securing:

A. The payment of the indebtedness (including any extensions or renewals thereof) evidenced by that certain Note (the "Note") of Assignor of even date herewith in the principal sum of SIXTEEN MILLION AND 00/100THS (\$16,000,000.00) DOLLARS and secured by a certain Mortgage and Security Agreement ("Mortgage") dated of even date herewith encumbering the Premises; and

B. The payment of all other sums with interest thereon becoming due and payable to Assignee under the provisions of the Mortgage and any other instrument constituting security for the Note; and

C. The performance and discharge of each and every term, covenant and condition contained in the Note, Mortgage and other instruments constituting security for the Note.

Assignor represents and warrants to, and covenants and agrees with Assignee as follows:

1. That the sole ownership of the entire lessor's interest in the Leases is, or, as to future Leases, shall be vested in Assignor, and that Assignor has not, and shall not, perform any acts or execute any other instruments which might prevent Assignee from fully exercising its rights under any of the terms, covenants and conditions of this Assignment.

BOX 333-CTI

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2. That the Leases are and shall be valid and enforceable in accordance with their terms and have not been altered, modified, amended, terminated, cancelled, renewed or surrendered nor have any rents thereunder been collected more than one month in advance nor have any of the terms and conditions thereof been waived in any manner whatsoever except as approved in writing by Assignee.

3. That none of the Leases shall be, except for the enforcement of the specific terms of the Leases, altered, modified, amended, terminated, cancelled, extended, renewed or surrendered nor will rents be collected more than one month in advance nor will any term or condition thereof be waived nor shall Assignor consent to any assignment or subletting by any lessee thereunder without the prior written approval of Assignee.

4. That, except for the leases previously reported to Assignee by Assignor in writing, there are no defaults now existing under any of the Leases and there exists no state of facts which, with the giving of notice or lapse of time or both, would constitute a default under any of the Leases.

5. That no lessee under any Lease has any defense, set-off or counterclaim against Assignor and that no lessee under any Lease has been granted any rent concessions not heretofore disclosed to Assignee in writing.

6. That Assignor shall, if requested by Assignee, give prompt notice to Assignee of any notice received by Assignor claiming that a default has occurred under any of the Leases on the part of Assignor, together with a complete copy of any such notice.

7. That each of the Leases shall remain in full force and effect irrespective of any merger of the interest of lessor and any lessee under any of the Leases.

8. That Assignor will not permit any Lease to become subordinate to any lien other than the lien of the Mortgage.

9. There shall be no merger of the Leases, or any of them, by reason of the fact that the same person may acquire or hold directly or indirectly the Leases, or any of them, as well as the fee estate in the Premises or any interest in such fee estate.

The parties further agree as follows:

This Assignment is absolute and is effective immediately. Notwithstanding the foregoing, until a written notice is sent to Assignor advising that a default has occurred under the terms and conditions of the Note, Mortgage or any other instrument constituting additional security for the Note (which notice is hereafter called a "Notice"), Assignor may receive, collect and enjoy the rents, income and profits accruing from the Premises.

In the event of any default at any time in the Note, Mortgage or any other instrument constituting additional security for the Note, Assignee may, at its option after service of a Notice, receive and collect all such rents, income and profits as they become due, from the Premises and under any and all Leases of all or any part of the Premises. Assignee shall thereafter continue to receive and collect all such rents, income and profits, as long as such default or defaults shall exist, and during the pendency of any foreclosure proceedings, and if there is a deficiency, during any redemption period.

Assignor hereby irrevocably appoints Assignee its true and lawful attorney with full power of substitution and with full power for Assignee in its own name and capacity or in the name and capacity of Assignor, from and after the service of a Notice, to demand, collect, receive and give complete acquittance for any and all rents, income and profits accruing from the Premises, and at Assignee's discretion to file any claim or take any other action or proceeding and make any settlement of any claims, either in its own name or in the name of Assignor or otherwise, which Assignee may deem necessary or desirable in order to collect and enforce the payment of the rents, income and profits. Lessees of the Premises are hereby expressly authorized and directed to pay any and all amounts due Assignor pursuant to the Leases to Assignee or such nominee as Assignee may designate in a writing delivered to and received by such lessees who are expressly relieved of any and all duty, liability or obligation to Assignor in respect of all payments so made.

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From and after service of a Notice, Assignee is hereby vested with full power to use all measures, legal and equitable, deemed by it necessary or proper to enforce this Assignment and to collect the rents, income and profits assigned hereunder, including the right of Assignee or its designee to enter upon the Premises, or any part thereof, with or without force and with or without process of law and take possession of all or any part of the Premises together with all personal property, fixtures, documents, books, records, papers and accounts of Assignor relating thereto, and may exclude Assignor, its agents and servants, wholly therefrom. Assignor hereby grants full power and authority to Assignee to exercise all rights, privileges and powers herein granted at any and all times after service of a Notice, without further notice to Assignor, with full power to use and apply all of the rents and other income herein assigned to the payment of the costs of managing and operating the Premises and of any indebtedness or liability of Assignor to Assignee, including but not limited to the payment of taxes, special assessments, insurance premiums, damage claims, the costs of maintaining, repairing, rebuilding and restoring the improvements on the Premises or of making the same rentable, reasonable attorneys' fees incurred in connection with the enforcement of this Assignment, and of principal and interest payments due from Assignor to Assignee on the Note and the Mortgage, all in such order as Assignee may determine. Assignee shall be under no obligation to exercise or prosecute any of the rights or claims assigned to it hereunder or to perform or carry out any of the obligations of the lessor under any of the Leases and does not assume any of the liabilities in connection with or arising or growing out of the covenants and agreements of Assignor in the Leases. It is further understood that this Assignment shall not operate to place responsibility for the control, care, management or repair of the Premises, or parts thereof, upon Assignee, nor shall it operate to make Assignee liable for the performance of any of the terms and conditions of any of the Leases, or for any waste of the Premises by any lessee under any of the Leases or any other person, or for any dangerous or defective condition of the Premises or for any negligence in the management, upkeep, repair or control of the Premises resulting in loss or injury or death to any lessee, licensee, employee or stranger.

Assignor hereby agrees to indemnify, hold harmless and defend Assignee from and against any liability, loss or damage incurred by Assignee under the Leases until such time as Assignee shall actually take possession of the Premises. Nothing herein contained shall be construed as constituting Assignee a mortgagee in possession of the Premises in the absence of the actual taking of possession of the Premises by Assignee.

Waiver of or acquiescence by Assignee of any default by Assignor, or failure of Assignee to insist upon strict performance by Assignor of any covenants, conditions or agreements in this Assignment, shall not constitute a waiver of any subsequent or other default or failure, whether similar or dissimilar.

The rights and remedies of Assignee under this Assignment are cumulative and are not in lieu of, but are in addition to any other rights or remedies which Assignee shall have under the Note, the Mortgage or any other instrument constituting security for the Note, or at law or in equity.

If any term of this Assignment, or the application thereof to any person or circumstances, shall, to any extent, be invalid or unenforceable, the remainder of this Assignment, or the application of such term to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term of this Assignment shall be valid and enforceable to the fullest extent permitted by law.

All Notices required or permitted under this instrument shall be in writing and shall be by: (i) hand delivery to the addresses for notices; or (ii) delivered by overnight courier service to the addresses for notices; or (iii) by certified mail, return receipt requested, addressed to the addresses for notice by United States Mail, postage prepaid.

All notices shall be deemed received upon the earliest to occur of: (i) the hand delivery of such notice to the addresses for notice; (ii) one day after the deposit of such notice with an overnight courier service addressed to the addresses for notice; or (iii) three days after depositing the notice in the United States Mail as set forth in (iii) above. All notices shall be addressed to the following addresses:

Assignor:

THE WOODLANDS OF MORTON GROVE, LLC,  
an Illinois limited liability company  
6301 Lincoln Avenue  
Morton Grove, IL 60053  
Attention: Mark Elliott

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With a copy to:

Elliott & Associates  
2355 S. Arlington Heights Road  
Arlington Heights, IL 60005  
Attention: Michael Elliott, Esq.

Assignee:

Howard Savings Bank  
1700 Milwaukee Avenue  
Glenview, IL 60025  
Attention: Althea Prodromos, Esq.

With a copy to:

Kemp & Grzelakowski, Ltd.  
1900 Spring Road, Suite 500  
Oak Brook, IL 60523-1495  
Attention: James J. Kemp, Jr., Esq.

or to such other person or at such other place as any party hereto may by notice designate as a place for service of notice.

The term "Assignor" and "Assignee" shall be construed to include the heirs, personal representatives, successors and assigns thereof. The gender and number used in this Assignment are used as a reference term only and shall apply with the same effect whether the parties are of the masculine or feminine gender, corporate or other form, and the singular shall likewise include the plural.

This Assignment may not be amended, modified or changed nor shall any waiver of any provisions hereof be effective, except only by an instrument in writing and signed by the party against whom enforcement of any waiver, amendment, change, modification or discharge is sought.

IN WITNESS WHEREOF, this Absolute Assignment has been executed as of the date first above written.

THE WOODLANES OF MORTON GROVE, LLC  
an Illinois limited liability company,

By: THE ELLIOTT GROUP, INC.,  
an Illinois Corporation,  
Manager

By: [Signature] pres  
Its: PRESIDENT

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STATE OF ILLINOIS   )  
                                  ) SS.  
COUNTY OF COOK    )

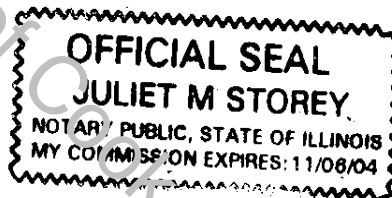
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that an authorized officer of the Elliott Group, Inc., Manager of The Woodlands of Morton Grove, an Illinois limited liability company, personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company as aforesaid for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 24<sup>th</sup> day of May, 2001.

My Commission Expires:

November 6, 2004

Juliet M. Storey  
Notary Public



This document prepared by  
and after recording return to:  
Eugene J. Rudnik, Jr.  
Kemp & Grzelakowski, Ltd.  
1900 Spring Road, Suite 500  
Oak Brook, IL 60523

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10/10/2010

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EXHIBIT "A"

## Legal Description

LAND UNIT NO. 2 IN THE LINCOLN AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN NILES TOWNSHIP, COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 00 DEGREES 11 MINUTES 31 SECONDS EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, 493.66 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTH 88 DEGREES 48 MINUTES 59 SECONDS WEST, ALONG SAID SOUTH LINE, 539.37 FEET TO THE EASTERLY LINE OF THE CHICAGO-MILWAUKEE-ST. PAUL AND PACIFIC COMPANY RAILROAD; THENCE NORTH 22 DEGREES 20 MINUTES 02 SECONDS WEST, ALONG SAID EASTERLY LINE, 644.50 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 22 DEGREES 20 MINUTES 02 SECONDS WEST ALONG SAID EASTERLY LINE, 974.32 FEET TO THE SOUTHERLY RIGHT-OR-WAY LINE OF LINCOLN AVENUE; THENCE SOUTH 66 DEGREES 07 MINUTES 45 SECONDS EAST ALONG SAID SOUTHERLY LINE, 114.62 FEET; THENCE SOUTH 69 DEGREES 17 MINUTES 16 SECONDS EAST ALONG SAID SOUTHERLY LINE, 372.57 FEET; THENCE SOUTH 18 DEGREES 33 MINUTES 15 SECONDS WEST, 18.41 FEET; THENCE SOUTH 67 DEGREES 40 MINUTES 11 SECONDS WEST, 37.78 FEET; THENCE SOUTH 22 DEGREES 19 MINUTES 49 SECONDS EAST, 23.00 FEET; THENCE SOUTH 13 DEGREES 00 MINUTES 30 SECONDS EAST, 138.75 FEET; THENCE SOUTH 22 DEGREES 43 MINUTES 38 SECONDS EAST, 153.58 FEET; THENCE NORTH 67 DEGREES 40 MINUTES 11 SECONDS EAST, 12.70 FEET; THENCE SOUTH 22 DEGREES 43 MINUTES 38 SECONDS EAST, 25.32 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 11.51 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 19.00 FEET (CHORD BEARING SOUTH 05 DEGREES 22 MINUTES 03 SECONDS EAST, 11.34 FEET) TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE SOUTHERLY 103.29 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 95.58 FEET (CHORD BEARING SOUTH 22 DEGREES 43 MINUTES 38 SECONDS EAST, 98.34 FEET) TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE SOUTHEASTERLY 11.51 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 19.00 FEET (CHORD BEARING SOUTH 40 DEGREES 05 MINUTES 13 SECONDS EAST, 11.34 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 22 DEGREES 43 MINUTES 38 SECONDS EAST, 162.53 FEET, THENCE SOUTH 67 DEGREES 16 MINUTES 22 SECONDS WEST, 295.16 FEET TO SAID EASTERLY LINE OF CHICAGO-MILWAUKEE-ST. PAUL AND PACIFIC COMPANY RAILROAD ALSO BEING THE POINT OF BEGINNING WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 19, 2000 AS DOCUMENT 00451023 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PIN: 10-20-121-015-0000

PROPERTY ADDRESS: 8400 Callie Court, Building D, Morton Grove, IL 60053

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