ST AMERICAN TILE G.der #

Doc#:

Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds

Date: 09/19/2003 02:17 PM Pg: 1 of 2

THIS INSTRUMENT WAS PREPARED BY: Tanny Terrell

ASSIGNMENT OF RENTS

(Individual)

CITIBANCO

Real Estate Group 500 West Madison Chicago, Illinois 60661 Telephone (1 312 627-3900)

Loan #: 010098081

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, 4303 N. Damen, LLC of the City of Chicago, County of Cook and State of Illinois, in consideration of a loan in the amour coc SEVEN HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$715,000.00) evidenced by a promissory note and secure 1 by a mortgage, both instruments bearing even date herewith, and other good and valuable consideration, does hereby sell, assign, transfer and set over unto Citibank, Federal Savings Bank, a corporation organized and existing under the laws of the United States, or to its successors and assigns, (hereinafter referred to as the "Lender"), all rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal and whether now existing of hereafter executed, or any letting of or any agreement for the use or occupancy of any part of the following described premises:

LOT 21 AND LOT 20 (EXCEPT THE SOUTH 30 FEET 9-3/8 INCHES THEREOF) IN BLOCK 3 IN FOSTER MONTROSE BOULEVARD SUBDIVISION, A RESUBDIVISION OF PART OF NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY (EXCEPT STREETS) IN COOK COUNTY, ILLINOIS

PIN #14-18-400-015-0000

COMMONLY KNOWN AS: 4303-05 N. DAMEN, CHICAGO, IL 60625

IT IS UNDERSTOOD AND AGREED THAT THE LENDER WILL NOT EXERCISE ANY OF ITS RIGHTS UNDER THIS ASSIGNMENT UNTIL AFTER DEFAULT UNDER THE TERMS OF THE AFORESAID PROMISSORY NOTE AND MORTGAGE.

CITIBANK FORM 3596B

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It is the intention of the undersigned hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the Lender, whether such leases or agreements may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Lender under the power herein granted.

The undersigned does hereby irrevocably appoint the Lender the agent of the undersigned and consent that the Lender assume the management of said property, and may let and re-let said premises or any part thereof, according to its own discretion, and bring or defend any suits in connection with said premises in its own name, or in the name of the undersigned, as it may consider expedient, and make such repairs to the premises as it may deem proper or advisable, and to do anything in and about said premises that the undersigned might do, hereby ratifying and confirming anything and everything that the Lender may do.

It is understood and agreed that the Lender may use and apply said avails, issues and profits toward the payment of any present or future indebtedness or liability of the undersigned to the Lender, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses and the care and management of said premises including taxes, assessments and insurance premiums which may in its judgment be deemed proper and advisable, and the undersigned does hereby ratify and confirm all that the Lender may do by virtue hereof. This assignment shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assign of he parties hereto and shall be construed as a covenant running with the land and shall continue in full force and effect until all of the indebtedness or liability of the undersigned to the lender shall be fully paid, at which time this assignment shall terminate.

The failure of the Lender of the Lender exercise any right which it might exercise hereunder shall not be deemed a waiver by the Lender of its right of exercise thereafter.

IN WITNESS WHERI	EOF,, has cause	ed these presents to be signed this 1712 day of .	September 2003
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	0/	En By	
		4303 Damen, LLC	
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		4303 Damen, LLC	
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STATE OF ILLINOIS)		
STATE OF ILLINOIS COUNTY OF (90/ L) SS:	O _n ,	
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I. MARIA	C BARRERA	, a Notary Public in and for the said	County in the State
atoresaid, do HEREBY CERT	n' i Tria i 4303 Danien, LLC, p	ersonally known to me, appeared before me the as their free and voluntary act, for the uses and	nis day in person and
forth.,			
GIVEN under my hanc	l and Notarial Seal this	172 day of System ber, A.D.	2a03
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	man sa a s	Maria C. Barner Notary Public	-9
	OFFICIAL SEAL	~~~{	
My Commission Expires:	MARIA C BARRER	A \$	
	MY COMMISSION EXPIRES: 08/2	>	
	MOTARY PUBLIC, STATE OF ILLE MY COMMISSION EXPIRES: 08/21	>	