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HERITAGE COMMUNITY BANK  
ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT OF LEASES AND RENTS (the "Assignment") made as of the 6TH day of December, 1994 from WILSON-BELL, INC., an Illinois Corporation, ("Borrower") to HERITAGE COMMUNITY BANK (the "Lender");

WHEREAS, Borrower has given to Lender its Note in the principal sum of Five Hundred Sixty-Two Thousand and no/100 Dollars (\$562,000.00) (the "Note") of even date herewith; and,

WHEREAS, Borrower delivered a mortgage (the "Mortgage") to secure the Note, which Mortgage conveys the Premises (the "Premises") described in Exhibit A hereto; and,

WHEREAS, Borrower (hereinafter sometimes called the "undersigned") is desirous of further securing the Note

NOW, THEREFORE, the undersigned, for and in consideration of these presents and the mutual agreements herein contained and as further and additional security to the Lender, and in consideration of the sum of ONE DOLLAR (\$1.00) to the undersigned in hand paid, the receipt whereof is hereby acknowledged, do hereby sell, assign and transfer unto the Lender all current and future leases of the Premises (the "Leases"), or any part thereof, together with all the rents, issues and profits now due and which may hereafter become due under or by virtue of the Leases, whether written or verbal, or any letting of, or for any agreement for the use or occupancy of the Premises or any part thereof, which 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 powers herein granted, together with all guaranties of any of the foregoing, it being the intention hereby to establish an absolute transfer and assignment of all the said Leases and agreements, and all the avails thereof, to the Lender, and Borrower does hereby appoint irrevocably the Lender as its true and lawful attorney in its name and stead. The Trustee hereby authorized Lender (with or without taking possession of the Premises) to rent, lease or let all or any portion of the Premises to any party or parties at such rents and upon such terms, in its discretion as it may determine, and to collect all of said avails, rents, issues and profits arising from or accruing at any time hereafter, and all now due, or that may hereafter become due under each and all of the Leases and agreements, written or verbal, or other tenancy existing or which may hereafter exist on the Premises, with the same rights and power and subject to the same immunities, exoneration of liability and rights of recourse and indemnity as the Lender would have upon taking possession of the Premises pursuant to the provisions hereinafter set forth.

The undersigned represent and agree that no rent has been or will be paid by any person in possession of any portion of the Premises for more than one installment in advance and that no payment of rents to accrue for any portion of said Premises has been or will be waived, released, reduced, or discounted, or otherwise discharged or compromised of any portion of the Premises. The undersigned agree not to make any other or further assignment of the rents or profits or Leases prior to the release of this Assignment.

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COOK COUNTY, ILLINOIS  
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The undersigned agree and represent and Borrower warrants unto Lender, its successors and assigns as follows:

- (i) attached as Exhibit "B" is a schedule of any Leases existing as of the present date with respect to the Premises or part thereof (*the "Current Lease(s)"*); all amendments to any Current Lease(s) are designated on the aforesaid schedule; the undersigned are the sole owners of the entire lessor's interest in any Current Lease(s);
- (ii) no default exists on the part of lessor or lessee named in any Current Leases, or their successors and assigns, under the terms, covenants, provisions or agreements therein contained 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 Current Lease(s);
- (iii) any Current Lease(s) are and any future Leases will be valid and enforceable in accordance with their terms; and shall remain in full force and effect irrespective of any merger of the interest of lessor and lessee thereunder;
- (iv) if any Current Lease(s) or future Lease provide for the abatement of rent during repair of the demised Premises by reason of fire or other casualty, the undersigned shall furnish rental insurance to Lender in amount and form and written by insurance companies as shall be satisfactory to Lender;
- (v) the undersigned shall not hereafter terminate, modify or amend any Current Lease(s) or future Lease or any of the terms thereof with the prior written consent of Lender, and any attempted termination, modification or amendment of said Current Lease(s) or future Lease, or any one of them, without such written consent shall be null and void;
- (vi) the undersigned shall perform all of the undersigned's covenants and agreements as lessor under any Current Lease(s) and any future Leases and shall not suffer or permit to occur, any release of liability of the lessee therein, or any right of the lessee therein to withhold payment of rent;
- (vii) if so requested by the Lender after default under any Current Lease(s) or any future Leases, the undersigned shall enforce any one or several of the Current Lease(s) and all remedies available to the undersigned against the Lessee therein named.

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

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The undersigned further agrees to execute and deliver immediately upon the request of the Lender, all such further assurances and assignments in the Premises as the Lender shall from time to time reasonably require.

Although it is the intention of the parties that this Assignment is a present assignment, it is expressly understood and agreed, anything herein contained to the contrary notwithstanding, that the Lender shall not exercise any of the rights and powers conferred upon it herein until and unless one of the following events shall occur, which shall constitute "Events of Default" hereunder: (i) default shall be made in the payment of interest or principal due under the Note, (ii) default shall occur in performance or observance of any of the agreements or conditions in the Mortgage, or (iii) default shall be made in the performance or observance of any of the conditions or agreements hereunder, (iv) an Event of Default as that term is defined in the Loan and Security Agreement between WILSON-BELL, INC. and Lender of even date herewith; or (v) a default in any instrument now or at any time securing the Note or the debt evidenced thereby or by any extension thereof, and in each instance, all applicable grace periods, if any, shall have expired, and nothing herein contained shall be deemed to affect or impair any rights which the Lender may have under said Note and Mortgage or any other instrument herein mentioned.

In any case in which under the provisions of the Mortgage the Lender has a right to institute foreclosure proceedings, whether before or after the entire principal sum secured thereby is declared to be immediately due, or whether before or after institution of legal proceedings to foreclose the lien thereof or before or after sale thereunder, forthwith, upon demand of the Lender, the undersigned agree to surrender to the Lender and the Lender shall be entitled to take actual possession of the Premises of any part thereof personally, or by its agents or attorneys, and Lender in its discretion may, with or without force and with or without process of law, enter upon and take and maintain possession of all or any part of the Premises, together with all the documents, books, records, papers and accounts of the undersigned or then owner of the Premises relating thereto, and may exclude the undersigned, its agents or servants, wholly therefrom and may as attorney in fact or agent of the mortgagor, or in its own name as Lender and under the powers herein granted, hold, operate, manage and control the Premises and conduct the business, if any, thereof either personally or by its agents, with full power to use such measures, legal or equitable, as in its discretion or in the discretion of its successors or assigns may be deemed proper or necessary to enforce the payment of security of the avails, rents, issues and profits of the Premises, including actions for the recovery of rent, actions in forcible detainer and actions in distress of rent, hereby granting full power and authority to exercise each and every of the rights, privileges and powers herein granted at any and all times hereafter, and with full power to cancel or terminate any Lease or sublease for any cause or on any ground which would entitle undersigned to cancel the same, to elect to disaffirm any Lease or sublease made subsequent to the mortgage or subordinated to the lien thereof, to make all necessary or proper repairs, decorating, renewals, replacements, alterations, additions, betterments and improvements to the premises that may seem judicious, in its discretion, to insure and reinsure the same for all risks incidental to Lender's possession, operation and management thereof and to receive all such avails, rents, issues and profits.

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The Lender shall not be obligated to perform or discharge, nor does it hereby undertake to perform or discharge, any obligation, duty or liability under any Leases or rental agreements relating to the Premises, and the undersigned shall and does hereby agree to indemnify and hold the Lender harmless of and from any and all liability, loss or damage which it may or might incur under any Current Lease(s) or future Lease or under or by reason of the assignment thereof and of and from any and all claims and demand whatsoever 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 Lender incur any such liability, loss or damage, under said Leases or under by reason of the assignment thereof, or in the defense of any claims or demands the undersigned agrees to reimburse the Lender for the amount thereof, including direct costs, direct expenses and reasonable attorneys' fees, immediately upon demand.

The Lender in the exercise of the rights and powers conferred upon it by this Assignment shall have full power to use and apply the avails, rents, issues and profits of the Premises to the payment of or on account of the following, in such order as the Lender may determine:

(a) To the payment of the operating expenses of the Premises, including cost of management and leasing thereof *(which shall include reasonable compensation to the Lender and its agent or agents, if management be delegated to an agent or agents, and it shall also include Lease commissions and other compensation and expenses of seeking and procuring tenants and entering into Leases)*, establish claim for damages, if any, and premiums on insurance hereinabove authorized;

(b) To the payment of all repairs, decorating, renewals, replacements, alterations, additions, or betterments, and improvements of the premises, including, without limitation, the cost from time to time of installing or replacing such fixtures, furnishing and equipment therein, and of placing the Premises in such condition as will, in the reasonable judgement of the Lender, make it readily rentable;

(c) To the payment of any indebtedness secured by the Mortgage or any deficiency which may result from any foreclosure sale.

The undersigned further specifically and irrevocably authorizes and instructs each and every present and future lessee or tenant of the whole or any part of the Premises to pay all unpaid rental agreed upon in any tenancy to the Lender upon receipt of demand from said Lender to pay the same.

It is understood and agreed that the provisions set forth in this Assignment herein shall be deemed a special remedy given to the Lender, and shall not be deemed exclusive of any of the remedies granted in the Mortgage, but shall be deemed an additional remedy and shall be cumulative with the remedies therein granted and elsewhere granted in any instrument securing the Note, all of which remedies shall be enforceable concurrently or successively.

Whenever the word "undersigned" is mentioned herein, it is hereby understood that the same includes and shall be binding upon successors and assigns (including successors by consolidation) of

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the undersigned, and any party or parties holding title to the Premises by, through or under the undersigned. All of the rights, powers, privileges and immunities herein granted and assigned to the Lender shall also inure to its successors and assigns, including all holders, from time to time, of the Note.

It is expressly understood that no judgement or decree which may be entered on any debt secured or intended to be secured by the Mortgage shall operate to abrogate or lessen the effect of this instrument, but the same shall continue in full force and effect until the payment and discharge of any and all indebtedness secured by the Mortgage, in whatever form the said indebtedness may be until the indebtedness secured by the Mortgage shall have been paid in full and all bills incurred by virtue of the authority herein contained have been fully paid out of rents, issues and profits of the property, or by the undersigned, or until such time as this instrument may be voluntarily released. This instrument shall also remain in full force and effect during the pendency of any foreclosure proceedings, both before and after sale, until the issuance of a deed pursuant to a foreclosure decree, unless the indebtedness secured by the Mortgage is fully satisfied before the expiration of any period of redemption.

If this instrument is executed by more than one person or entity, all obligations and undertakings of the undersigned herein shall be joint and several.

This instrument may be executed in any number of counterparts, each of which shall be an original, but all of which when taken together shall be deemed to constitute one and the same instrument.

BORROWER IRREVOCABLY AGREES THAT, SUBJECT TO LENDER'S SOLE AND ABSOLUTE ELECTION, ALL ACTIONS OR PROCEEDINGS IN ANY WAY, MANNER OR RESPECT, ARISING OUT OF OR FROM OR RELATED TO THIS ASSIGNMENT SHALL BE LITIGATED IN COURTS HAVING SITUS WITHIN THE VILLAGE OF GLENWOOD, STATE OF ILLINOIS. BORROWER HEREBY CONSENTS TO THE JURISDICTION OF ANY LOCAL, STATE, OR FEDERAL COURT LOCATED WITHIN SAID CITY AND STATE AND WAIVES ANY OBJECTION IT MAY HAVE BASED ON IMPROPER VENUE OR FORUM NON CONVENIENS TO THE CONDUCT OF ANY PROCEEDING INSTITUTED HEREUNDER.

BORROWER AND LENDER IRREVOCABLY WAIVE ANY RIGHT TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING (I) TO ENFORCE OR DEFEND ANY RIGHTS UNDER OR IN CONNECTION WITH THIS ASSIGNMENT OR ANY AMENDMENT, INSTRUMENT, DOCUMENT OR AGREEMENT DELIVERED OR WHICH MAY IN THE FUTURE BE DELIVERED IN CONNECTION HERewith OR (II) ARISING FROM ANY DISPUTE OR CONTROVERSY IN CONNECTION WITH OR RELATED TO THIS ASSIGNMENT OR ANY SUCH AMENDMENT, INSTRUMENT, DOCUMENT OR AGREEMENT, AND AGREE THAT ANY SUCH ACTION OR PROCEEDING SHALL BE TRIED BEFORE A COURT AND NOT BEFORE A JURY.

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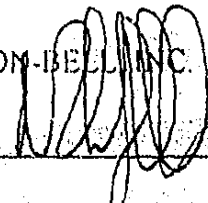
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IN WITNESS WHEREOF, the undersigned have executed this Assignment as of the \_\_\_\_\_ day of December, 1994.


WILSON-BELL INC.

  
\_\_\_\_\_  
Nick Wilson, President

STATE OF ILLINOIS     )  
  ) SS:  
COUNTY OF COOK     )

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Nick Wilson, of Wilson-Bell Inc, and \_\_\_\_\_ of \_\_\_\_\_, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged before me that (s)he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal, this 6th day of December, 1994.

  
\_\_\_\_\_  
Notary Public

OFFICIAL SEAL  
LOIS HAYWORTH  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. JAN. 31, 1997

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CLERK OF THE COUNTY CLERK  
OF COOK COUNTY



EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

A TRACT OF LAND COMPRISING PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH 1/2 OF NORTHEAST 1/4 OF SECTION 9, SAID POINT BEING 348.33 FEET WEST OF THE INTERSECTION OF SAID NORTH LINE WITH THE WESTERLY LINE OF THE 50 FOOT STRIP OF LAND LYING WESTERLY, OF AND ADJOINING THE RIGHT OF WAY OF THE BALTIMORE AND OHIO, CHICAGO TERMINAL RAILROAD (SAID 50 FOOT STRIP CONVEYED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DEED RECORDED JULY 8, 1922, AS DOCUMENT 7567576); AND RUNNING THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 165 FEET; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 550 FEET TO THE NORTH LINE OF 194TH STREET; THENCE EAST PARALLEL WITH SAID NORTH LINE OF SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, AND ALONG SAID NORTH LINE OF 194TH STREET, A DISTANCE OF 165 FEET; THENCE NORTH, PERPENDICULAR TO SAID NORTH LINE OF SOUTH 1/2 OF NORTHEAST 1/4 OF SECTION 9, A DISTANCE OF 550 FEET TO THE POINT OF BEGINNING.

Parcel 2:

A TRACT OF LAND COMPRISING PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, SAID POINT BEING 513.33 FEET WEST OF THE INTERSECTION OF SAID NORTH LINE WITH THE WESTERLY LINE OF THE 50 FOOT STRIP OF LAND LYING WESTERLY OF AND ADJOINING THE RIGHT OF WAY OF THE BALTIMORE AND OHIO, CHICAGO TERMINAL RAILROAD (SAID 50 FEET STRIP CONVEYED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DEED RECORDED JULY 8, 1922, AS DOCUMENT NO. 7567576); AND RUNNING THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 115 FEET; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 550 FEET TO THE NORTH

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LINE OF 194TH STREET, THENCE EAST PARALLEL WITH SAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9 AND ALONG SAID NORTH LINE OF 194TH STREET, A DISTANCE OF 115<sup>FEET</sup>, THENCE NORTH, PERPENDICULAR TO SAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, A DISTANCE OF 550 FEET TO THE POINT OF BEGINNING.

P.L.N 32-09-201-016-0000

335 W 194th street

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