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Doc#: 0519916157
Eugene "Gene" Moore Fee: \$60.00
Cook County Recorder of Deeds
Date: 07/18/2005 01:26 PM Pg: 1 of 19

This document was prepared by,
and after recording, return to:

Andrew W. Lapin, Esq.
Much Snelist
191 N. Wacker Drive, Suite 1800
Chicago, Illinois 60606

Permanent Tax Index Numbers:

19-03-400-096; 19-03-400-188

Property Address:

4500 S. Kolin Ave.
Chicago, Illinois 60632

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ASSIGNMENT OF RENTS AND LEASES

This ASSIGNMENT OF RENTS AND LEASES dated as of June 7th, 2005 (the "Assignment"), is jointly and severally executed by LASALLE BANK NATIONAL ASSOCIATION, not personally but solely as Trustee (the "Trustee") U/T/A dated July 19, 1994 and known as Trust No. 118946 (the "Trust Agreement"), 4500 SOUTH KOLIN, LLC, an Illinois limited liability company ("4500 LLC"), GEORGE J. RENALDI, JR., as Trustee of the George J. Renaldi, Jr. Revocable Trust dated November 29, 1983 ("GJR") and R-FIVE, INC. (together with 4500 LLC and GJR, the "Beneficiary") (the Trustee and the Beneficiary collectively referred to herein as the "Assignor"), whose address is c/o North Development, 110 North York Road, Elmhurst, Illinois 60126, to and for the benefit of BANCO POPULAR NORTH AMERICA, its successors and assigns (the "Assignee"), whose address is 9600 West Bryn Mawr, Suite 400, Rosemont, Illinois 60018.

RECITALS:

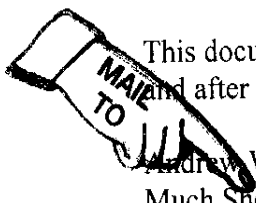
A. The Assignee has agreed to loan to the Trustee and 4500 LLC the original principal amount of Three Million Seven Hundred Twenty Thousand and 00/100 Dollars (\$3,720,000.00) (the "Loan"), as evidenced by that certain Promissory Note dated even date herewith (as the same may be amended, modified, replaced or restated from time to time, the "Note"), executed by the Trustee and 4500 LLC and made payable to the order of the Assignee.

B. Trustee is the record owner of the Premises (as hereinafter defined), Beneficiary owns 100% of the beneficial interest of, and 4500 LLC and George J. Renaldi, III have the power of direction in, the Trust Agreement.

C. A condition precedent to the Assignee's making of the Loan to the Assignor is the execution and delivery by the Assignor of this Assignment.

Near North National Title
222 N. LaSalle
Chicago, IL 60601

Handwritten initials and circled number 13



Handwritten: Cook Co., Ill.

Handwritten: NUNNT 010520630

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NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto mutually agree as follows:

A G R E E M E N T S:

1. Definitions. All capitalized terms which are not defined herein shall have the meanings ascribed thereto in that certain Mortgage, Security Agreement, Assignment of Rents and Leases And Fixture Filing dated as of even date herewith, executed by Trustee and joined in by the Beneficiary to and for the benefit of the Assignee (the "Mortgage").

2. Grant of Security Interest. The Assignor hereby grants, transfers, sets over and assigns to the Assignee, all of the right, title and interest of the Assignor in and to (i) all of the rents, revenues, issues, profits, proceeds, receipts, income, accounts and other receivables arising out of or from the land legally described in Exhibit "A" attached hereto and made a part hereof and all buildings and other improvements located thereon (said land and improvements being hereinafter referred to collectively as the "Premises"), including, without limitation, lease termination fees, purchase option fees and other fees and expenses payable under any lease; (ii) all leases and subleases (each, a "Lease", and collectively, the "Leases"), now or hereafter existing, of all or any part of the Premises together with all guaranties of any of such Leases and all security deposits delivered by tenants thereunder, whether in cash or letter of credit; (iii) all rights and claims for damage against tenants arising out of defaults under the Leases, including rights to termination fees and compensation with respect to rejected Leases pursuant to Section 365(a) of the Federal Bankruptcy Code or any replacement Section thereof; and (iv) all tenant improvements and fixtures located on the Premises. This Assignment is an absolute transfer and assignment of the foregoing interests to the Assignee given to secure:

(a) the payment by the Assignor when due of (i) the indebtedness evidenced by the Note and any and all renewals, extensions, replacements, amendments, modifications and refinancings thereof; (ii) any and all other indebtedness and obligations that may be due and owing to the Assignee by the Assignor under or with respect to the Loan Documents (as defined in the Note); and (iii) all costs and expenses paid or incurred by the Assignee in enforcing its rights hereunder, including without limitation, court costs and reasonable attorneys' fees; and

(b) the observance and performance by the Assignor of the covenants, conditions, agreements, representations, warranties and other liabilities and obligations of the Assignor or any other obligor to or benefiting the Assignee which are evidenced or secured by or otherwise provided in the Note, this Assignment or any of the other Loan Documents, together with all amendments and modifications thereof.

3. Representations and Warranties of the Assignor. The Assignor represents and warrants to the Assignee that:

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(a) this Assignment, as executed by the Assignor, constitutes the legal and binding obligation of the Assignor enforceable in accordance with its terms and provisions;

(b) the Assignor is the lessor under all Leases;

(c) there is no other existing assignment of the Assignor's entire or any part of its interest in or to any of the Leases, or any of the rents, issues, income or profits assigned hereunder, nor has the Assignor entered into any agreement to subordinate any of the Leases or the Assignor's right to receive any of the rents, issues, income or profits assigned hereunder;

(d) the Assignor has not executed any instrument or performed any act which may prevent the Assignee from operating under any of the terms and provisions hereof or which would limit the Assignee in such operation; and

(e) there are no defaults by the landlord and, to the Assignee's knowledge, there are no material defaults by tenants under any Leases.

4. Covenants of the Assignor. The Assignor covenants and agrees that so long as this Assignment shall be in effect:

(a) the Assignor shall not lease any portion of the Premises unless the Assignor obtains the Assignee's prior written consent to all aspects of such lease ;

(b) the Assignor shall observe and perform all of the covenants, terms, conditions and agreements contained in the Leases to be observed or performed by the lessor thereunder, and the Assignor shall not do or suffer to be done anything to impair the security thereof. The Assignor shall not (i) release the liability of any tenant under any Lease, (ii) consent to any tenant's withholding of rent or making monetary advances and off-setting the same against future rentals, (iii) consent to any tenant's claim of a total or partial eviction, (iv) consent to a tenant termination or cancellation of any Lease, except as specifically provided therein, or (v) enter into any oral leases with respect to all or any portion of the Premises;

(c) the Assignor shall not collect any of the rents, issues, income or profits assigned hereunder more than thirty days in advance of the time when the same shall become due, except for security or similar deposits;

(d) the Assignor shall not make any other assignment of its entire or any part of its interest in or to any or all Leases, or any or all rents, issues, income or profits assigned hereunder, except as specifically permitted by the Loan Documents;

(e) the Assignor shall not modify the terms and provisions of any Lease, nor shall the Assignor give any consent (including, but not limited to, any consent to any assignment of, or subletting under, any Lease, except as expressly permitted thereby) or

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approval, required or permitted by such terms and provisions or cancel or terminate any Lease, without the Assignee's prior written consent; provided, however, that the Assignor may cancel or terminate any Lease as a result of a material default by the tenant thereunder and failure of such tenant to cure the default within the applicable time periods set forth in the Lease;

(f) the Assignor shall not accept a surrender of any Lease or convey or transfer, or suffer or permit a conveyance or transfer, of the premises demised under any Lease or of any interest in any Lease so as to effect, directly or indirectly, proximately or remotely, a merger of the estates and rights of, or a termination or diminution of the obligations of, any tenant thereunder; any termination fees payable under a Lease for the early termination or surrender thereof shall be paid jointly to the Assignor and the Assignee;

(g) the Assignor shall not alter, modify or change the terms of any guaranty of any Lease, or cancel or terminate any such guaranty or do or permit to be done anything which would terminate any such guaranty as a matter of law;

(h) the Assignor shall not waive or excuse the obligation to pay rent under any Lease;

(i) the Assignor shall, at its sole cost and expense, appear in and defend any and all actions and proceedings arising under relating to or in any manner connected with any Lease or the obligations, duties or liabilities of the lessor or any tenant or guarantor thereunder, and shall pay all costs and expenses of the Assignee, including court costs and reasonable attorneys' fees, in any such action or proceeding in which the Assignee may appear;

(j) the Assignor shall give prompt notice to the Assignee of any notice of any default by the lessor under any Lease received from any tenant or guarantor thereunder;

(k) the Assignor shall enforce the observance and performance of each covenant, term, condition and agreement contained in each Lease to be observed and performed by the tenants and guarantors thereunder and shall immediately notify the Assignee of any material breach by the tenant or guarantor under any such Lease.

(l) the Assignor shall not permit any of the Leases to become subordinate to any lien or liens other than liens securing the indebtedness secured hereby or liens for general real estate taxes not delinquent;

(m) the Assignor shall not execute hereafter any Lease unless there shall be included therein a provision providing that the tenant thereunder acknowledges that such Lease has been assigned pursuant to this Assignment and agrees not to look to the Assignee as mortgagee, mortgagee in possession or successor in title to the Premises for accountability for any security deposit required by lessor under such Lease unless such

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sums have actually been received in cash by the Assignee as security for tenant's performance under such Lease;

(n) If any tenant under any Lease is or becomes the subject of any proceeding under the Federal Bankruptcy Code, as amended from time to time, or any other federal, state or local statute which provides for the possible termination or rejection of the Leases assigned hereby, the Assignor covenants and agrees that if any such Lease is so terminated or rejected, no settlement for damages shall be made without the prior written consent of the 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 the Assignee. The Assignor hereby assigns any such payment to the Assignee and further covenants and agrees that upon the request of the Assignee, it will duly endorse to the order of the Assignee any such check, the proceeds of which shall be applied in accordance with the provisions of Section 8 below; and

(o) Not later than thirty (30) days after the end of each calendar quarter, the Assignor shall deliver to the Assignee a certified rent roll for the Premises as of the last day of such period in a form reasonably satisfactory to the Assignee.

5. Rights Prior to Default. Unless or until an Event of Default (as defined in Section 6) shall occur, the Assignor shall have the right to collect, at the time (but in no event more than thirty days in advance) provided for the payment thereof, all rents, issues, income and profits assigned hereunder, and to retain, use and enjoy the same. Upon the occurrence of an Event of Default, the Assignor's right to collect such rents, issues, income and profits shall immediately terminate without further notice thereof to the Assignor. The Assignee shall have the right to notify the tenants under the Leases of the existence of this Assignment at any time.

6. Events of Default. An "Event of Default" shall occur under this Assignment upon the occurrence of (a) a breach by the Assignor of any of the covenants, agreements, representations, warranties or other provisions hereof which is not cured or waived within the applicable grace or cure period, if any, set forth in the Mortgage, or (b) any other Event of Default described in the Note, the Mortgage or any of the other Loan Documents.

7. Rights and Remedies Upon Default. At any time upon or following the occurrence of any Event of Default, the Assignee, at its option, may exercise any one or more of the following rights and remedies without any obligation to do so, without in any way waiving such Event of Default, without further notice or demand on the Assignor, without regard to the adequacy of the security for the obligations secured hereby, without releasing the Assignor or any guarantor of the Note from any obligation, and with or without bringing any action or proceeding to foreclose the Mortgage or any other lien or security interest granted by the Loan Documents:

(a) Declare the unpaid balance of the principal sum of the Note, together with all accrued and unpaid interest thereon, immediately due and payable;

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(b) Enter upon and take possession of the Premises, either in person or by agent or by a receiver appointed by a court, and have, hold, manage, lease and operate the same on such terms and for such period of time as the Assignee may deem necessary or proper, with full power to make from time to time all alterations, renovations, repairs or replacements thereto or thereof as may seem proper to the Assignee, to make, enforce, modify and accept the surrender of Leases, to obtain and evict tenants, to fix or modify rents, and to do any other act which the Assignee deems necessary or proper;

(c) Either with or without taking possession of the Premises, demand, sue for, settle, compromise, collect, and give acquittances for all rents, issues, income and profits of and from the Premises and pursue all remedies for enforcement of the Leases and all the lessor's rights therein and thereunder. This Assignment shall constitute an authorization and direction to the tenants under the Leases to pay all rents and other amounts payable under the Leases to the Assignee, without proof of default hereunder, upon receipt from the Assignee of written notice to thereafter pay all such rents and other amounts to the Assignee and to comply with any notice or demand by the Assignee for observance or performance of any of the covenants, terms, conditions and agreements contained in the Leases to be observed or performed by the tenants thereunder, and the Assignor shall facilitate in all reasonable ways the Assignee's collection of such rents, issues, income and profits, and upon request will execute written notices to the tenants under the Leases to thereafter pay all such rents and other amounts to the Assignee; and

(d) Make any payment or do any act required herein of the Assignor in such manner and to such extent as the Assignee may deem necessary, and any amount so paid by the Assignee shall become immediately due and payable by the Assignor with interest thereon until paid at the Default Rate and shall be secured by this Assignment.

8. Application of Proceeds. All sums collected and received by the Assignee out of the rents, issues, income and profits of the Premises following the occurrence of any one or more Events of Default shall be applied in accordance with the Illinois Mortgage Foreclosure Law (Chapter 735, Sections 5/15-1101 et seq., Illinois Compiled Statutes) and, unless otherwise specified in such act, in such order as the Assignee shall elect in its sole and absolute discretion.

9. Limitation of the Assignee's Liability. The Assignee shall not be liable for any loss sustained by the Assignor resulting from the Assignee's failure to let the Premises or from any other act or omission of the Assignee in managing, operating or maintaining the Premises following the occurrence of an Event of Default. The Assignee shall not be obligated to observe, perform or discharge, nor does the Assignee hereby undertake to observe, perform or discharge any covenant, term, condition or agreement contained in any Lease to be observed or performed by the lessor thereunder, or any obligation, duty or liability of the Assignor under or by reason of this Assignment. The Assignor shall and does hereby agree to indemnify, defend (using counsel reasonably satisfactory to the Assignee) and hold the Assignee harmless from and against any and all liability, loss or damage which the Assignee may incur under any Lease or under or by reason of this Assignment and of and from any and all claims and demands whatsoever which may be asserted against the Assignee by reason of any alleged obligation or undertaking on its part to observe or perform any of the covenants, terms, conditions and agreements contained in

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any Lease; provided, however, in no event shall the Assignor be liable for any liability, loss or damage which the Assignor incurs as a result of the Assignee's gross negligence or willful misconduct. Should the Assignee incur any such liability, loss or damage under any Lease or under or by reason of this Assignment, or in the defense of any such claim or demand, the amount thereof, including costs, expenses and reasonable attorneys' fees, shall become immediately due and payable by the Assignor with interest thereon at the Default Rate and shall be secured by this Assignment. This Assignment shall not operate to place responsibility upon the Assignee for the care, control, management or repair of the Premises or for the carrying out of any of the covenants, terms, conditions and agreements contained in any Lease, nor shall it operate to make the Assignee responsible or liable for any waste committed upon the Premises by any tenant, occupant or other party, 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 tenant, occupant, licensee, employee or stranger. Nothing set forth herein or in the Mortgage, and no exercise by the Assignee of any of the rights set forth herein or in the Mortgage shall constitute or be construed as constituting the Assignee a "mortgagee in possession" of the Premises, in the absence of the taking of actual possession of the Premises by the Assignee pursuant to the provisions hereof or of the Mortgage.

10. No Waiver. Nothing contained in this Assignment and no act done or omitted to be done by the Assignee pursuant to the rights and powers granted to it hereunder shall be deemed to be a waiver by the Assignee of its rights and remedies under any of the Loan Documents. This Assignment is made and accepted without prejudice to any of the rights and remedies of the Assignee under the terms and provisions of such instruments, and the Assignee may exercise any of its rights and remedies under the terms and provisions of such instruments either prior to, simultaneously with, or subsequent to any action taken by it hereunder. The Assignee may take or release any other security for the performance of the obligations secured hereby, may release any party primarily or secondarily liable therefor, and may apply any other security held by it for the satisfaction of the obligations secured hereby without prejudice to any of its rights and powers hereunder.

11. Further Assurances. The Assignor shall execute or cause to be executed such additional instruments (including, but not limited to, general or specific assignments of such Leases as the Assignee may designate) and shall do or cause to be done such further acts, as the Assignee may request, in order to permit the Assignee to perfect, protect, preserve and maintain the assignment made to the Assignee by this Assignment.

12. Security Deposits. The Assignor acknowledges that the Assignee has not received for its own account any security deposited by any tenant pursuant to the terms of the Leases and that the Assignee assumes no responsibility or liability for any security so deposited.

13. Severability. If any provision of this Assignment is deemed to be invalid by reason of the operation of law, or by reason of the interpretation placed thereon by any administrative agency or any court, the Assignee and the Assignor shall negotiate an equitable adjustment in the provisions of the same in order to effect, to the maximum extent permitted by law, the purpose of this Assignment and the validity and enforceability of the remaining

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provisions, or portions or applications thereof, shall not be affected thereby and shall remain in full force and effect.

14. Successors and Assigns. This Assignment is binding upon the Assignor and its legal representatives, successors and assigns, and the rights, powers and remedies of the Assignee under this Assignment shall inure to the benefit of the Assignee and its successors and assigns.

15. Written Modifications. This Assignment shall not be amended, modified or supplemented without the written agreement of the Assignor and the Assignee at the time of such amendment, modification or supplement.

16. Duration. This Assignment shall become null and void at such time as the Assignor shall have paid the principal sum of the Note, together with all interest thereon, and shall have fully paid and performed all of the other obligations secured hereby and by the other Loan Documents.

17. Governing Law. This Assignment shall be governed by and construed in accordance with the laws of the State of Illinois.

18. Notices. All notices, demands, requests and other correspondence which are required or permitted to be given hereunder shall be deemed sufficiently given when delivered or mailed in the manner and to the addresses of the Assignor and the Assignee, as the case may be, as specified in the Mortgage.

19. WAIVER OF TRIAL BY JURY. THE ASSIGNOR AND THE ASSIGNEE (BY ACCEPTANCE HEREOF), HAVING BEEN REPRESENTED BY COUNSEL, EACH KNOWINGLY AND VOLUNTARILY WAIVES ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO ENFORCE OR DEFEND ANY RIGHTS (A) UNDER THIS ASSIGNMENT OR ANY RELATED AGREEMENT OR UNDER ANY AMENDMENT, INSTRUMENT, DOCUMENT OR AGREEMENT DELIVERED OR WHICH MAY IN THE FUTURE BE DELIVERED IN CONNECTION WITH THIS ASSIGNMENT OR (B) ARISING FROM ANY BANKING RELATIONSHIP EXISTING IN CONNECTION WITH THIS ASSIGNMENT, AND AGREES THAT ANY SUCH ACTION OR PROCEEDING WILL BE TRIED BEFORE A COURT AND NOT BEFORE A JURY. THE ASSIGNOR AGREES THAT IT WILL NOT ASSERT ANY CLAIM AGAINST THE ASSIGNEE OR ANY OTHER PERSON INDEMNIFIED UNDER THIS ASSIGNMENT ON ANY THEORY OF LIABILITY FOR SPECIAL, INDIRECT, CONSEQUENTIAL, INCIDENTAL OR PUNITIVE DAMAGES.

20. Trustee's Exculpation. This Assignment is executed by Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Land Trustee hereby warrants that it possesses full power and authority to execute this instrument). It is expressly understood and agreed that all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by the Trustee solely in its capacity as trustee and not personally. It is further understood and agreed that the Trustee merely holds title to the Property and has no

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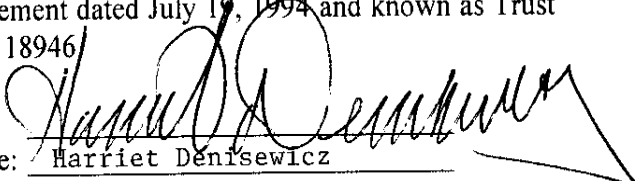
agents, employees or control over the management of the Property and no knowledge or of other factual matters except as represented to the Trustee by the Beneficiary. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this Assignment, all such liability being expressly waived by the Assignee and by every person now or hereafter claiming any right or security hereunder; and the owner of any indebtedness or cause of action for breach of any warranty, indemnity, representation, covenant, undertaking or agreement accruing hereunder shall look solely to the Trust estate or the Property conveyed for the payment thereof, by the enforcement of the lien hereby created in the manner herein and in the Note provided or by action to enforce the personal liability of any guarantor.

[REMAINDER OF PAGE INTENTIONALLY BLANK-SIGNATURE PAGE FOLLOWS]

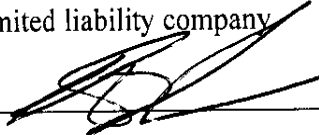
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IN WITNESS WHEREOF, the Assignor has executed and delivered this Assignment of Rents and Leases as of the day and year first above written.

LASALLE BANK NATIONAL ASSOCIATION,
not personally but solely as Trustee under Trust
Agreement dated July 19, 1994 and known as Trust
No. 118946

By: 
Name: Harriet Denisewicz
Title: Trust Officer

4500 SOUTH KOLIN, LLC,
an Illinois limited liability company

By: 
Name: _____
Title: _____

George J. Rinaldi, Jr., Trustee

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[NOTARIES CONTINUE ON FOLLOWING PAGE]

STATE OF ILLINOIS)

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

LASALLE BANK NATIONAL ASSOCIATION,
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Agreement dated July 19, 1994 and known as Trust
No. 118946

By: _____
Name: _____
Title: _____

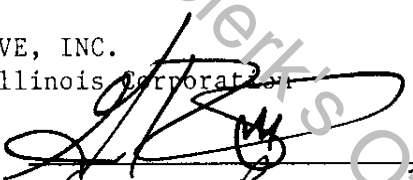
4500 SOUTH KOLIN, LLC,
an Illinois limited liability company

By: _____
Name: _____
Title: _____



George J. Renaldi, Jr., as Trustee

R-FIVE, INC.
an Illinois Corporation

By: 
Name: GEORGE RENALDI, JR.
Title: VICE PRESIDENT

[NOTARIES CONTINUE ON FOLLOWING PAGE]

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STATE OF ILLINOIS) SS
COUNTY OF Cook)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Harriet Denisewicz, the Trust Officer, of LASALLE BANK NATIONAL ASSOCIATION, a national banking association, as trustee as aforesaid, who is 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 that as such Trust Officer, he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said banking association, as trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 5th day of July, 2005.

Jeanette Dejesus
Notary Public
My Commission Expires:



STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that George J. Renaldi, Jr., who is personally known to me, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of June, 2005

[NOTARIES CONTINUE ON FOLLOWING PAGE]

STATE OF ILLINOIS)

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COUNTY OF COOK) SS.
)

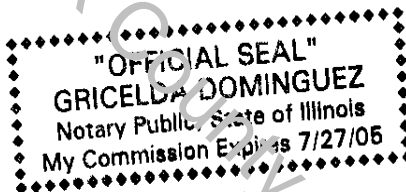
The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Calvin Brender, the Manager, of 4500 SOUTH KOLIN, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14 day of April, 2005.

Gracela Dominguez
Notary Public

My Commission Expires:

7-27-05



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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that _____ of 4500 SOUTH KOLIN, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this ____ day of _____, 2005

Notary Public

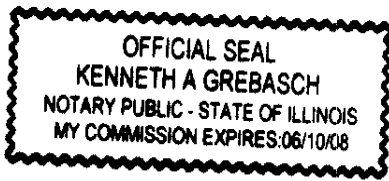
My Commission Expires

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that George J. Renaldi, III, the Vice President of R-Five, Inc., an Illinois corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, 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 corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 5th day of July, 2005

Kenneth A Grebasch
Notary Public



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EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

Parcel 1:

That part of Lot "B" in the Circuit Court Partition of the South 1/2 and that part of the Northwest 1/4, lying South of the Illinois and Michigan Canal Reserve of Section 3, Township 38 North, Range 13, East of the Third Principal Meridian, according to the Plat of said Circuit Court Partition recorded in the Office of the Recorder of Deeds of Cook County, Illinois in Book 67 of Plats Page 44 on April 29, 1987 as document 2530529, bounded and described as follows:

Beginning at a point on the South line of West 45th Street (a private street), (hereinafter defined), said South line of West 45th Street, being 1366.32 feet South of and parallel to the East and West centerline of Section 3 (hereinafter defined), said point being 1.93 feet East of the North and South centerline of Section 3 (hereinafter defined); thence East along said South line of West 45th Street to a point on the West line of South Kolin Avenue (a private street), said West line being 236.93 feet East of and parallel to said North and South Centerline of Section 3; thence South along said West line of South Kolin Avenue to a point in a line 1666.32 feet South of and parallel to said East and West Centerline of Section 3; thence West along said last described parallel line to a point 201.07 feet West of the said North and South centerline of Section 3; thence Northeasterly along a straight line to a point in a line 1.93 feet East of and parallel to said North South centerline of Section 3, said point being 1644.22 feet South of and East and West centerline; thence North along last described parallel line 277.9 feet more or less to the point of beginning, in Cook County, Illinois.

Parcel 2:

That part of Lot "B" in Circuit Court Partition of the South 1/2 and that part of the Northwest 1/4 lying South of the Illinois and Michigan Canal Reserve of Section 3, Township 38 North, Range 13, East of the Third Principal Meridian, according to the plat of said Circuit Court Partition recorded in Office of Records of Cook County, Illinois on April 29, 1897 in Book 67 of Plats Page 44 as document 2530529, being described as follows:

Beginning at a point on the South line of west 45th Street (a private street), said South line of West 45th Street, being 1366.32 feet South of and parallel to East and West centerline of Section 3, said point being 458.07 feet West of the North and South centerline of Section 3; thence East along said South line of West 45th Street to a point in a line parallel to and 1.93 feet East of said North and South centerline of Section 3; thence South along the last described parallel line to a point 1644.22 feet South of said East and West centerline of Section 3; thence Southwesterly to a point in a line 1666.32 feet South of and parallel to said East and West centerline of Section 3, said point being 201.07 feet West of said North and South centerline of Section 3; thence West along last described parallel line to a point of curve 552.97 feet West of said North and South centerline; thence Northwesterly along a curve, convex to the Southwest having a radius of 326.85 feet, an arc distance of 131.21 feet, more or less to a point of compound curve 1640.34 feet South of said East and West centerline and 680.53 feet West of said North and South centerline; thence continuing Northwesterly along a curve, convex to the Southwest having radius of 755.49 feet, an arc distance of 65.93 feet, more or less to a point 1611.96 feet South of said East and West centerline and 739.85 feet West of said North and South centerline; thence Southeasterly along a curve, convex to the Southwest having a radius of 310.62 feet, an arc distance of 151.80 feet, more or

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less to a point in a line parallel to and 1648.32 feet south of said East and West centerline, said point being 594.24 feet West of said North and South centerline; thence East along the last described parallel line to a point in a line parallel to and 458.07 feet West of said North and South centerline; thence North along the last described parallel line to the place of beginning, in Cook County, Illinois.

Parcel 3:

That part of Lot "B" in the Circuit Court Partition of the South 1/2 and that part of the Northwest 1/4, lying South of the Illinois and Michigan Canal Reserve of Section 3, Township 38 North, Range 13, East of the Third Principal Meridian, according to the plat of said Circuit Court Partition recorded in the Office of the Recorder of Cook County, Illinois in Book 67 of Plats Page 44 on April 29, 1897, as document 2530529, bounded and described as follows:

Beginning at the intersection of the South line of West 45th Street (a private street) and a line parallel to and 458.07 feet West of the North and South centerline of said Section 3, said parallel line being the Westerly Boundary line of the land conveyed by the First National Bank of Chicago to the then Trustees of the Central Manufacturing District by Deed dated January 7, 1947 and recorded in the Recorders Office of Cook County, Illinois on January 6, 1947 in Book 41948 at Page 150 as Document 13990515; thence South along the last described parallel line to its intersection with a line parallel to and 1648.32 feet South of the East and West centerline of said Section 3; thence West along the last described parallel line to a point 594.24 feet West of said North and South centerline of Section 3; thence Northwesterly along a curve, convex to the Southwest, having a radius of 310.62 feet, an arc distance of 151.80 feet, more or less to a point 1611.96 feet South of said East and West centerline of Section 3 and 739.85 feet West of said North and South centerline of Section 3, the 2 last mentioned courses being the Northerly and Northeasterly boundary line, at this point of the said land conveyed by the First National Bank of Chicago to the then Trustees of the Central Manufacturing District by Deed dated January 7, 1947 and recorded in the Recorders Office of Cook County, Illinois, on February 6, 1947 in Book 41948 at Page 150 as document 13990515; thence continuing Northwesterly along said curve, convex to the Southwest, having a radius of 310.62 feet, an arc distance of 267.89 feet, more or less to its intersection with the Westerly boundary line, at this point, of the parcel of land conveyed by the Chicago River and Indiana Railroad Company to the First National Bank of Chicago, by Deed dated March 6, 1951, and recorded in the Recorders Office of Cook County, Illinois on March 8, 1951, in Book 46556, at Page 458 as document 15026337, said point of intersection, being 1405.38 feet South of said East and West centerline of Section 3; thence North along the last described line to its intersection with the South line of West 45th Street; thence East along the South line of West 45th Street to the point of beginning, in Cook County, Illinois.

The foregoing descriptions are based on the following descriptions:

West 45th Street (a private street) is defined as a strip of land, lying in Lot 'B' of the subdivision recorded on April 29, 1897 in Book 67 of Plats Page 44 as document 2530529, which is 66.00 feet in width, extending Westerly from the West line of South Kolin Avenue extended Northerly, (said West line of South Kolin Avenue, being 236.93 feet East of and parallel to the North and South centerline of Section 3) to the Westerly boundary line (where same extends across the 66-foot strip) of a parcel of land conveyed by the Chicago River and Indiana Railroad Company to the First National Bank of Chicago, by Deed dated March 6, 1951 and recorded in the Recorders Office of Cook County, Illinois on March 8, 1951 in Book 46556 at Page 458 as document 15026337, the South line of said strip is a straight line parallel to and 1366.32 feet South of the East and West centerline of Section 3 the North line of said Strip is a straight line parallel to and 66.00 feet North of the South line of said strip;

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The East and West centerline of said Section 3 is defined as a straight line drawn from a point on the East line of said Section 3, measured 2597.19 feet South of the Northeast corner of said Section 3 and measured 2669.84 feet North from the Southeast corner of said Section 3 to a point on the West line of said Section 3 measured 2598.77 feet South from the Northwest corner of said Section 3 and measured 2661.19 feet North of the Southwest corner of said Section 3;

The North and South centerline of said Section 3 is defined as a straight line drawn from a point on the North line of said Section 3 measured 2648.14 feet West from the Northeast corner of said Section 3 and measured 2642.84 feet East from the Northwest corner of said Section 3 to a point on the South line of said Section 3 measured 2669.37 feet West from the Southeast corner of said Section 3 and measured 2668.04 feet East from the Southwest corner of said Section 3, all in Cook County, Illinois.

PROPERTY ADDRESS OF REAL ESTATE:

4501 S. Kim
Chicago, Illinois

PERMANENT TAX IDENTIFICATION NUMBER:

19-03-400-096; 19-03-400-188

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EXHIBIT "B"

LEASES

1. Industrial Building Lease Agreement, between Assignor and La Tropicana Food, Inc., dated as of August __, 2004.
2. Industrial Building Lease Agreement, between Assignor and R-Five, Inc. D/B/A Z-TEX, dated as of August 4, 2004.
3. Industrial Building Lease Agreement, between Assignor and Chicago Textile Corporation, dated as of August 4, 2004.

