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ASSIGNMENT OF RENTS (Illinois)

622441.7078

Doc#: 0624417078 Fee: \$28.50 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 09/01/2006 01:17 PM Pg: 1 of 3

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH D. PALMISANO PALMISANO & LOVESTRAND 19 S. LASALLE, SUITE 900 CHICAGO, ILLINOIS 60603

MAIL TO:

JOSEPH D 'A', MISANO
PALMISANO & LOVESTRAND
19 S. LASALLE, SUITE 900
CHICAGO, ILLIN() IS 60603

NAME/ADDRESS OF TAXPAYER:

ST. LOUIS PROPERTIES U.LC 820 MICHIGAN AVENUE, 2A EVANSTON, ILLINOIS 60202

RECORDER'S STAMP

KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor, ST. LOUIS PROPERTIES I LLC, in consideration of ONE AND NO/100THS DOLLARS (\$1.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby sell assign, transfer and set over unto the Assignee, CRAIG YALE AND ASSOCIATES, INC., of 1141-G Lake Cook Road, Deerfield, Illinois 60015, County of Cook, State of Illinois, their executors, administrators and assigns, all the avails, rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal or any letting of, or any agreement for the use or occupancy of any part of the premises hereinafter described, which may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Assignee under the power herein granted, it being the intention to hereby establish an absolute transfer and assign nent of all such leases and agreements and all the avails thereunder unto the Assignee such rent being payable monthly or advance with respect to the premises described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

and the Assignor hereby irrevocably appoints the Assignee as their true and lawful attorney to collect all of said avails, rents, issues and profits arising or accruing at any time hereafter, and all now due or that may hereafter become due under each and every lease or agreement, written or verbal, existing or to hereafter exist, for said premises, and to use such measures, legal or equitable, as in their discretion may be deemed proper or necessary to enforce the payment or the security of such avails, rents, issues and profits, or to secure and maintain possession of said premises or any portion thereof and to fill any and all vacancies, ant to rent, lease or let any portion of said premises to any party or parties at his discretion, hereby granting full vacancies, and to ret, lease or let any portion of said premises to any party or parties at his discretion, hereby granting full power and authority to exercise each and every the rights, privileges and powers herein granted at any and all times hereafter with out notice to the Assignor, and further, with power to use and apply said avails, issues and profits to the payment of any indebtedness or liability of the Assignor to the Assignee, due or to become due, or that may hereafter be contracted, and also to the payment of all expenses and the care and management of said premises, including taxes and assessments, and the interest on incumbrances, if any, which may in said attorney's judgment be deemed proper and advisable, hereby ratifying all that said attorney may do by virtue hereof.

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This instrument is given to secure payment of the principal sum and interest of or upon a certain loan for Three Hundred Forty Seven Thousand Seven Hundred Seventy One and 36/100 (\$347,771.36) DOLLARS secured by a Mortgage dated the 20 day of August, 2006, conveying and mortgaging the real estate and premises herein above described to CRAIG YALE AND ASSOCIATES, INC., and this instrument shall remain in full force and effect until said loan and the interest thereon and all other costs and charges which may have accrued under said Mortgage have fully been paid.

This assignment shall be operative only in the event of a default in the payment of principal and interest secured by said Mortgage or in the event of a breach of any of the covenants in said Mortgage contained.

	GIVEN under hand(s) and seal(s)	this 20 day of August, 2006.
	900	ST. LOUIS PROPERTIES I LLC
	The state of the s	BY: John Braus Trustee of John Brauc Living Trust
	O _x C	Dated 9/16/04. Sole Member
	0	
State of 1	Illinois)) SS.	C
County o	of Cook)	Ung_

l, the undersigned, a Notary Public in and for said County and State, in the state aforesaid, DO HEREBY CERTIFY that JOHN BRAUC, as Trustee of John Brauc Living Trust dated 9'15/04, personally known to me to be the Sole Member of ST. LOUIS PROPERTIES I LLC, and 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 he signed and delivered the said instrument as his own free and voluntary act and the fire and voluntary act of the Company for the uses and purposes therein set forth.

Given under my hand and Official Seal this _____ day of August, 2006.

OFFICIAL SEAL ANGELA KOCONIS-GIBSON

otary Public

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EXHIBIT "A"

LOTS 34 AND 35 IN BLOCK 2 IN STOREY'S MILWAUKEE AVENUE SUBDIVISION OF THE NORTHEAST 15 ACRES OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ADDRESS: 2700 N. ST. LOUIS, CHICAGO, ILLINOIS

P. I. N. 13-20-403-008

ST. 1.
23-008

OF COUNTY CLOPAS OFFICE