

# UNOFFICIAL COPY

PREPARED BY:

R. Bruce Patterson  
2921 Greenbriar Drive, Suite 'C'  
Springfield, Illinois 62704-6425

08158292

8527/0203 30 001 Page 1 of 3  
1998-12-21 14:05:46  
Cook County Recorder 25.00

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(4)



WHEN RECORDED MAIL TO:

R. Bruce Patterson  
2921 Greenbriar Drive, Suite 'C'  
Springfield, Illinois 62704-6425

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

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## ASSIGNMENT OF LEASE

WHEREAS, under date of APRIL 30, 1997, PREDECESSOR TO K.G. HOLDINGS LLC as Lessor (hereinafter called "Assignor") entered into an Indenture of Lease with LAW OFFICES OF JED STONE, LTD., under which Indenture of Lease the Lessor demised a portion of the premises situated at 434 West Ontario, in the City of Chicago, in the County of Cook, State of Illinois, to Lessee for a term of 10 years which said premises are more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

WHEREAS, Lessor has heretofore made application to Illinois Small Business Growth Corporation (hereinafter called "Assignee" or "Payee") for a loan in the amount of Five Hundred Thirty-Six Thousand Dollars, which loan has been conditionally authorized; and

WHEREAS, said loan is evidenced by a Note dated DECEMBER 3, 1998, executed and delivered by Lessor, or its owners, payable to the order of Assignee, in the principal amount of Five Hundred Thirty-Six Thousand Dollars, principal and interest being payable as in said Note provided (said Note and any note or notes given in extension or renewal thereof being hereinafter referred to as the "NOTE"); and

WHEREAS, one of the conditions for making of said loan or any part thereof is the assignment by said Lessor to the Payee named in the above described Note of Lessor's interest in said lease as collateral security for the indebtedness evidenced by the said Note or for its guaranty of said indebtedness of its owners;

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, receipt of which is hereby acknowledged, and as an inducement to Assignee to make disbursement of said loan, or any part thereof, the Lessor does hereby convey, assign, with the right of reassignment, transfer and set over unto Assignee all its right, title and interest in, and under said lease.

Prior to the election by Assignee to collect the Rents upon the occurrence of an event of default under the Note and Mortgage, the Lessor shall have the right to use, collect and dispose of the Rents without restriction. Further, this assignment is made upon the express understanding and agreement that so long as Assignee, or the holder of the Note, has not entered into possession of the property covered by said lease, Assignee, or the holder of the Note shall not be liable for the performance of any of the obligations, agreements, and covenants made or assumed by Lessor in connection with said lease and that said Lessor shall, notwithstanding this Assignment, remain liable for the performance of all such obligations, agreements and covenants.

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The Lessor hereby covenants and agrees that the Lessor will not modify or rescind the lease hereby assigned, or any of the terms thereof, without in each instance first obtaining the written consent of the Assignee; and that the Lessor will not enter into any new lease or leases of the premises hereinabove identified, or any agreement for the use or occupancy of the premises hereinabove identified or any part thereof, without such written consent of the Assignee.

08158292

DATED this 3 day of December, 1998.

R.G. Holdings LLC  
LESSOR'S NAME

BY: [Signature], A MEMBER.  
LESSOR



SUBSCRIBED AND SWORN to before me

this 3<sup>rd</sup> day of DECEMBER, 1998.

[Signature]  
NOTARY PUBLIC

CLERK'S OFFICE OF COOK COUNTY

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## EXHIBIT "A"

A PORTION OF THE PROPERTY DESCRIBED AS:

THE WEST 49.37 FEET OF LOTS 21 AND 22, TAKEN AS A TRACT, IN YOUNGS SUBDIVISION OF PART OF THE KINGS BERRYS TRACT IN THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

COMMONLY KNOWN AS 434 WEST ONTARIO STREET, CHICAGO, ILLINOIS 60610;  
PIN: 17-09-127-019-0000.

08158292

Property of Cook County Clerk's Office