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Doc#: 0831549012 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 11/10/2008 11:24 AM Pg: 1 of 10

WHEN RECORDED MAIL TO:  
FIRST CHICAGO BANK &  
TRUST  
Itasca Branch  
1145 N. Arlington Heights  
Road  
Itasca, IL 60143

FOR RECORDER'S USE ONLY

This ASSIGNMENT OF RENTS prepared by:  
Lukasz Moryl L#112024859  
FIRST CHICAGO BANK & TRUST  
1145 N. Arlington Heights Road  
Itasca, IL 60143

25591  
2/4



\*0000000112024859-1011510202008\*

**ASSIGNMENT OF RENTS**

THIS ASSIGNMENT OF RENTS dated October 20, 2008, is made and executed between O.L. Gil Snyder Revocable Trust, Dated October 28, 1998, O.L. Gil Snyder and Phyllis J. Snyder, as Co-Trustees, as to an undivided 1/2 interest and Phyllis J. Snyder Revocable Trust, dated October 28, 1998, Phyllis J. Snyder and O.L. Gil Snyder, as Co-Trustees, as to undivided 1/2 interest. (referred to below as "Grantor") and FIRST CHICAGO BANK & TRUST, whose address is 1145 N. Arlington Heights Road, Itasca, IL 60143 (referred to below as "Lender").

**ASSIGNMENT.** For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in Cook County, State of Illinois:

**SEE ATTACHED FOR LEGAL DESCRIPTION:**

The Property or its address is commonly known as 1125 N. 27th Ave, Melrose Park, IL 60160. The Property tax identification number is 15-04-404-071.

**CROSS-COLLATERALIZATION.** In addition to the Note, this Assignment secures all obligations, debts and liabilities, plus interest thereon, of either Grantor or Borrower to Lender, or any one or more of them, as well as all claims by Lender against Borrower and Grantor or any one or more of them, whether now existing or

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**Notice to Tenants.** Lender may send notices to any and all tenants of the Property advising them of this Assignment and directing all Rents to be paid directly to lender or lender's agent.

though no default shall have occurred under this Assignment, to collect and receive the Rents, for the purpose, lender is hereby given and granted the following rights, powers and authority:

**LENDER'S RIGHT TO RECEIVE AND COLLECT RENTS.** Lender shall have the right at any time, and even though no default shall have occurred under this Assignment, to collect and receive the Rents, for the purpose, lender is hereby given and granted the following rights, powers and authority:

**No Further Transfer.** Grantor will not sell, assign, encumber, or otherwise dispose of any of Grantor's rights in the Rents except as provided in this Assignment.

**No Prior Assignment.** Grantor has not previously assigned or conveyed the Rents to any other person by any instrument now in force.

**Right to Assign.** Grantor has the full right, power and authority to enter into this Assignment and to assign and convey the Rents to Lender.

**Ownership.** Grantor is entitled to receive the Rents free and clear of all rights, claims, liens, encumbrances, and claims except as disclosed to and accepted by Lender in writing.

**GRANTOR'S REPRESENTATIONS AND WARRANTIES.** Grantor warrants that:

Grantor warrants that:

Grantor warrants that:

Grantor warrants that:

Grantor warrants that:

Grantor warrants that:

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## ASSIGNMENT OF RENTS (Continued)

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**Enter the Property.** Lender may enter upon and take possession of the Property; demand, collect and receive from the tenants or from any other persons liable therefor, all of the Rents; institute and carry on all legal proceedings necessary for the protection of the Property, including such proceedings as may be necessary to recover possession of the Property; collect the Rents and remove any tenant or tenants or other persons from the Property.

**Maintain the Property.** Lender may enter upon the Property to maintain the Property and keep the same in repair; to pay the costs thereof and of all services of all employees, including their equipment, and of all continuing costs and expenses of maintaining the Property in proper repair and condition, and also to pay all taxes, assessments and water utilities, and the premiums on fire and other insurance effected by Lender on the Property.

**Compliance with Laws.** Lender may do any and all things to execute and comply with the laws of the State of Illinois and also all other laws, rules, orders, ordinances and requirements of all other governmental agencies affecting the Property.

**Lease the Property.** Lender may rent or lease the whole or any part of the Property for such term or terms and on such conditions as Lender may deem appropriate.

**Employ Agents.** Lender may engage such agent or agents as Lender may deem appropriate, either in Lender's name or in Grantor's name, to rent and manage the Property, including the collection and application of Rents.

**Other Acts.** Lender may do all such other things and acts with respect to the Property as Lender may deem appropriate and may act exclusively and solely in the place and stead of Grantor and to have all of the powers of Grantor for the purposes stated above.

**No Requirement to Act.** Lender shall not be required to do any of the foregoing acts or things, and the fact that Lender shall have performed one or more of the foregoing acts or things shall not require Lender to do any other specific act or thing.

**APPLICATION OF RENTS.** All costs and expenses incurred by Lender in connection with the Property shall be for Grantor's account and Lender may pay such costs and expenses from the Rents. Lender, in its sole discretion, shall determine the application of any and all Rents received by it; however, any such Rents received by Lender which are not applied to such costs and expenses shall be applied to the Indebtedness. All expenditures made by Lender under this Assignment and not reimbursed from the Rents shall become a part of the Indebtedness secured by this Assignment, and shall be payable on demand, with interest at the Note rate from date of expenditure until paid.

**FULL PERFORMANCE.** If Grantor pays all of the Indebtedness when due and otherwise performs all the obligations imposed upon Grantor under this Assignment, the Note, and the Related Documents, Lender shall execute and deliver to Grantor a suitable satisfaction of this Assignment and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Property. Any termination fee required by law shall be paid by Grantor, if permitted by applicable law.

**REINSTATEMENT OF SECURITY INTEREST.** If payment is made by Borrower, whether voluntarily or otherwise, or by guarantor or by any third party, on the Indebtedness and thereafter Lender is forced to remit the amount of that payment (A) to Borrower's trustee in bankruptcy or to any similar person under any federal or state bankruptcy law or law for the relief of debtors, (B) by reason of any judgment, decree or order of any court or administrative body having jurisdiction over Lender or any of Lender's property, or (C) by reason of any settlement or compromise of any claim made by Lender with any claimant (including without limitation Borrower), the Indebtedness shall be considered unpaid for the purpose of enforcement of this Assignment and this Assignment shall continue to be effective or shall be reinstated, as the case may be, notwithstanding any cancellation of this Assignment or of any note or other instrument or agreement evidencing the Indebtedness and the Property will continue to secure the amount repaid or recovered to the same extent as if that amount never had been originally received by Lender, and Grantor shall be bound by any judgment, decree, order, settlement or compromise relating to the Indebtedness or to this Assignment.

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**Creditor or Foreclosure Proceedings.** Commencement of foreclosure proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Borrower or Grantor or by any governmental agency against the Rents or any property securing the Indebtedness. This includes a garnishment of any of Borrower's or Grantor's accounts, including deposit accounts with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Borrower or Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or foreclosure proceeding and if

**Insolvency.** The dissolution or termination of the Trust, the insolvency of Borrower or Grantor, the appointment of a receiver for any part of Borrower's or Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Borrower or Grantor.

**Defective Collateralization.** This Assignment or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest in favor of Lender) at any time and for any reason.

**False Statements.** Any warranty, representation or statement made or furnished to Lender by Borrower or Grantor or on Borrower's or Grantor's behalf under this Assignment or the Related Documents is false or misleading in any material respect, either now or at the time made in furnishing or securing false or misleading at any time thereafter.

**Environmental Default.** Failure of any party to comply with or perform when due any term, obligation, covenant or condition contained in any environmental agreement executed in connection with the Property.

**Default in Favor of Third Parties.** Borrower or Grantor defaults under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Borrower's or Grantor's property or ability to perform their respective obligations under this Assignment or any of the Related Documents.

**Default on Other Payments.** Failure of Grantor within the time required by this Assignment to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to affect discharge of any lien.

**Other Defaults.** Borrower or Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Assignment or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Borrower or Grantor.

**Payment Default.** Borrower fails to make any payment when due under the Indebtedness.

**DEFAULT.** Each of the following, as Lender's option, shall constitute an Event of Default under this Assignment: (1) the term of any applicable insurance policy or (2) the remaining term of the Note, or (C) Lender's option, shall constitute an Event of Default under this Assignment also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

**LENDER'S EXPENDITURES.** If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Assignment or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Assignment or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time level or placed on the Rents or the Property and paying all costs for insuring, maintaining and preserving the Property.

All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will: (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy or (2) the remaining term of the Note, or (C) be created as a balloon payment which will be due and payable at the Note's maturity. The Assignment also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

**ASSIGNMENT.** Each of the following, as Lender's option, shall constitute an Event of Default under this Assignment:

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## ASSIGNMENT OF RENTS (Continued)

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Borrower or Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

**Property Damage or Loss.** The Property is lost, stolen, substantially damaged, sold, or borrowed against.

**Events Affecting Guarantor.** Any of the preceding events occurs with respect to any guarantor, endorser, surety, or accommodation party of any of the Indebtedness or any guarantor, endorser, surety, or accommodation party dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

**Adverse Change.** A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

**Insecurity.** Lender in good faith believes itself insecure.

**RIGHTS AND REMEDIES ON DEFAULT.** Upon the occurrence of any Event of Default and at any time thereafter, Lender may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

**Accelerate Indebtedness.** Lender shall have the right at its option without notice to Borrower or Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Borrower would be required to pay.

**Collect Rents.** Lender shall have the right, without notice to Borrower or Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender shall have all the rights provided for in the Lender's Right to Receive and Collect Rents Section, above. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

**Mortgagee in Possession.** Lender shall have the right to be placed as mortgagee in possession or to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The mortgagee in possession or receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

**Other Remedies.** Lender shall have all other rights and remedies provided in this Assignment or the Note or by law.

**Election of Remedies.** Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Assignment, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

**Attorneys' Fees; Expenses.** If Lender institutes any suit or action to enforce any of the terms of this Assignment, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits



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**Notices.** Any notice required to be given under this Assignment shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addressee shown near the beginning of this Assignment. Any party may change its address for notices under this

**No Waiver by Lender.** Lender shall not be deemed to have waived any rights under this Assignment unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Assignment shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Assignment. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Assignment, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

**Interpretation.** (1) In all cases where there is more than one Borrower or Grantor, then all words used in the Assignment in the singular shall be deemed to have been used in the plural where the context and construction so require. (2) If more than one person signs this Assignment as "Grantor," the obligations of each Grantor are joint and several. This means that if Lender brings a lawsuit, Lender may sue any one or more of the Grantors. If Borrower and Grantor are not the same person, Lender need not sue Borrower first, and that Borrower need not be joined in any lawsuit. (3) The name given to paragraphs or sections in this Assignment are for convenience purposes only; they are not to be used to interpret or define the provisions of this Assignment.

**Merger.** There shall be no merger of the interest or estate created by this assignment with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

**Joint and Several Liability.** All obligations of Borrower and Grantor under this Assignment shall be joint and several, and all references to Grantor shall mean each and every Grantor, and all references to Borrower shall mean each and every Borrower. This means that each Grantor signing below is responsible for all obligations in this Assignment.

**Choice of Venue.** If there is a lawsuit, Grantor agrees upon Lender's request to submit to the jurisdiction of the courts of DuPage County, State of Illinois.

**Governing Law.** This Assignment will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Illinois without regard to its conflicts of law provisions. This Assignment has been accepted by Lender in the State of Illinois.

**Caption Headings.** Caption headings in this Assignment are for convenience purposes only and are not to be used to interpret or define the provisions of this Assignment.

**Amendments.** This Assignment, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Assignment. No alteration of or amendment to this Assignment shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

**MISCELLANEOUS PROVISIONS.** The following miscellaneous provisions are a part of this Assignment. Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveys, reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

The following miscellaneous provisions are a part of this Assignment.

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Assignment by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

**Powers of Attorney.** The various agencies and powers of attorney conveyed on Lender under this Assignment are granted for purposes of security and may not be revoked by Grantor until such time as the same are renounced by Lender.

**Severability.** If a court of competent jurisdiction finds any provision of this Assignment to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Assignment. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Assignment shall not affect the legality, validity or enforceability of any other provision of this Assignment.

**Successors and Assigns.** Subject to any limitations stated in this Assignment on transfer of Grantor's interest, this Assignment shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Assignment and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Assignment or liability under the Indebtedness.

**Time is of the Essence.** Time is of the essence in the performance of this Assignment.

**Waive Jury.** All parties to this Assignment hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

**Waiver of Homestead Exemption.** Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Illinois as to all indebtedness secured by this Assignment.

**DEFINITIONS.** The following capitalized words and terms shall have the following meanings when used in this Assignment. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Assignment shall have the meanings attributed to such terms in the Uniform Commercial Code:

**Assignment.** The word "Assignment" means this ASSIGNMENT OF RENTS, as this ASSIGNMENT OF RENTS may be amended or modified from time to time, together with all exhibits and schedules attached to this ASSIGNMENT OF RENTS from time to time.

**Borrower.** The word "Borrower" means Oliver Snyder.

**Default.** The word "Default" means the Default set forth in this Assignment in the section titled "Default".

**Event of Default.** The words "Event of Default" mean any of the events of default set forth in this Assignment in the default section of this Assignment.

**Grantor.** The word "Grantor" means O.L. Gil Snyder, Trustee of O.L. Gil Snyder Revocable Trust, Dated October 28, 1998, and O.L. Gil Snyder as Trustee to Phyllis J. Snyder Revocable Trust, dated October 28, 1998 under the provisions of a trust agreement.

**Guaranty.** The word "Guaranty" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note.

**Indebtedness.** The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts

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Property of Cook County

O.L. Gil Snyder, Trustee of O.L. Gil Snyder Revocable Trust  
Dated October 28, 1998, and O.L. Gil Snyder as Trustee to  
Phyllis J. Snyder Revocable Trust, dated October 28, 1998  
under the provisions of a Trust Agreement

GRANTOR:

DOCUMENT IS EXECUTED ON OCTOBER 20, 2008.

THE UNDERSIGNED ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT. THIS

and to receive and collect payment and proceeds thereunder  
and nature, whether due now or later, including without limitation Grantor's right to enforce such leases  
from the Property, and other payments and benefits derived or to be derived from such leases of every kind  
royalties, bonuses, accounts receivable, cash or security deposits, advance rentals, profits and proceeds  
under any and all present and future leases, including, without limitation, all rents, revenue, income, issues,  
Rents: The word "Rents" means all of Grantor's present and future rights, title and interest in, to and  
the word "Property" means all of Grantor's right, title and interest in and to all the Property as  
described in the "Assignment" section of this Assignment.  
Related Documents: The words "Related Documents" mean all promissory notes, credit agreements, loan  
agreements, environmental agreements, guarantees, security agreements, mortgages, deeds of trust,  
security deeds, consensual mortgages, and all other instruments, agreements and documents, whether now  
or hereafter existing, executed in connection with the indebtedness.

Note: The word "Note" means the Promissory Note dated October 20, 2008 in the original principal  
amount of \$585,000.00 from Borrower to Lender, together with all renewals, extensions of,  
modifications of, refinancings of, consolidations of, and substitution for the Agreement.  
Lender: The word "Lender" means FIRST CHICAGO BANK & TRUST, its successors and assigns.

Future Advances provision, together with all interest thereon and all amounts that may be indirectly  
secured by the Cross-Collateralization provision of this Assignment.  
enforced or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to  
enforce Grantor's obligations under this Assignment, together with interest on such amounts as provided in  
this Assignment. Specifically, without limitation, indebtedness includes the future advances set forth in the  
Future Advances provision, together with all interest thereon and all amounts that may be indirectly

## ASSIGNMENT OF RENTS



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### TRUST ACKNOWLEDGMENT

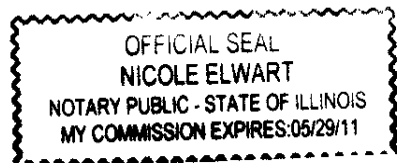
STATE OF Illinois )  
 ) SS  
 COUNTY OF DuPage )

On this 20 day of October, 2008 before me, the undersigned Notary Public, personally appeared **O.L. Gil Snyder, Co-Trustee of O.L. Gil Snyder Revocable Trust, Dated October 28, 1998, and O.L. Gil Snyder as Trustee to Phyllis J. Snyder Revocable Trust, dated October 28, 1998**, and known to me to be an authorized trustee or agent of the trust that executed the ASSIGNMENT OF RENTS and acknowledged the Assignment to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Assignment and in fact executed the Assignment on behalf of the trust.

By Nicole Elwart Residing at \_\_\_\_\_

Notary Public in and for the State of Illinois

My commission expires 05/29/11



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PARCEL 1:

THAT PART OF LOT 15 IN RICHARDSON INDUSTRIAL PARK, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 37.20 FEET ALONG THE SOUTH LINE OF SAID LOT 15; THENCE NORTH 00 DEGREES 05 MINUTES 35 SECONDS EAST 264.73 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 23 SECONDS WEST 107.41 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 19 SECONDS WEST 5.83 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 59 SECONDS WEST 140.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 02 MINUTES 59 SECONDS WEST 21.43 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 01 SECONDS WEST 20.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 50 SECONDS EAST 438.36 FEET TO THE NORTH LINE OF LOT 15 IN RICHARDSON INDUSTRIAL PARK AFORESAID; THENCE NORTH 89 DEGREES 57 MINUTES 30 SECONDS EAST ALONG THE LAST SAID LINE 169.91 FEET TO THE EAST LINE OF SAID LOT 15; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG LAST SAID LINE 460.48 FEET TO A POINT 405.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 15; THENCE NORTH 89 DEGREES 46 MINUTES 32 SECONDS WEST 150.13 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT GRANT MADE BY AND BETWEEN LASALLE NATIONAL TRUST, NA, AS SUCCESSOR TRUSTEE TO LASALLE NATION BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED February 1, 1976 AND KNOWN AS TRUST NUMBER 49420 AND MELROSE PARK BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 13, 1990 AND KNOWN AS TRUST NUMBER 6250 DATED November 16, 1990 AND RECORDED April 29, 1991 AS DOCUMENT NUMBER 91197287 AND RE-RECORDED June 12, 1992 AS DOCUMENT NUMBER 92420044 FOR THE PARKING OF MOTOR VEHICLES OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF VACATED 27TH AVENUE IN EMELIA WEIGLEB'S ADDITION TO MELROSE PARK, A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF LAKE STREET, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 15 IN RICHARDSON INDUSTRIAL PARK, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4 AFORESAID; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF LOT 15 IN AFORESAID 601.0 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 30 SECONDS EAST PARALLEL WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 15 FOR A DISTANCE OF 20.0 FEET; THENCE NORTH 00 DEGREES 00

MINUTES 00 SECONDS EAST PARALLEL WITH THE EAST LINE OF LOT 15 AFORESAID 601.0 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT; THENCE SOUTH 89 DEGREES 57 MINUTES 30 SECONDS WEST ALONG SAID EXTENSION 20.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N.: 15-04-404-071