

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

**NORTH BANK
501 N. CLARK ST.
CHICAGO, IL 60654**

WHEN RECORDED MAIL TO:

**NORTH BANK
501 N. CLARK ST.
CHICAGO, IL 60654**

SEND TAX NOTICES TO:

**NORTH BANK
501 N. CLARK ST.
CHICAGO, IL 60654**



**Doc#: 0912033056 Fee: \$80.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/30/2009 09:56 AM Pg: 1 of 23**

This ASSIGNMENT OF LEASES AND RENTS prepared by:

**J.M. ALLEN, VICE PRESIDENT
NORTH BANK
501 N. CLARK ST.
CHICAGO, IL 60654**

ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT OF LEASES AND RENTS dated April 28, 2009 is made and executed between CDCT LAND COMPANY, L.L.C., whose address is 440 N. MCCLURG CT., UNIT 317, CHICAGO, IL 60611; (referred to below as "Grantor") and NORTH BANK, whose address is 501 N. CLARK ST., CHICAGO, IL 60654 (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 Leases and Rents from the following described Property located in COOK County, State of Illinois:

LEGAL DESCRIPTION OF 24 REAL ESTATE PARCELS AND AN UNDIVIDED 41.3329% OF A 25TH PARCEL AS SET FORTH ON ATTACHED EXHIBIT "A"

The Property or its address is commonly known as 433-445 NORTH MCCLURG COURT AND 408-456 EAST NORTH WATER STREET, CHICAGO, IL 60611. The Property tax Identification number is 17-10-221-015-0000, 17-10-221-019-0000, 17-10-221-020-0000, 17-10-221-021-0000, 17-10-221-024-0000, 17-10-221-031-0000, 17-10-221-032-0000, 17-10-221-034-0000, 17-10-221-035-0000, 17-10-221-037-0000, 17-10-221-038-0000, 17-10-221-039-0000, 17-10-221-040-0000, 17-10-221-042-0000, 17-10-221-043-0000, 17-10-221-044-0000, 17-10-221-046-0000, 17-10-221-047-0000, 17-10-221-055-0000, 17-10-221-056-0000, 17-10-221-060-0000, 17-10-221-064-0000, 17-10-221-066-0000, 17-10-221-070-0000, 17-10-221-071-0000.

COLLATERAL DESCRIPTION. The word "Rents" as used in this Assignment means all of Grantor's present and future rights, title and interest in, to and under the following described specific leases of all and rents thereunder or a portion of the property described in the "Assignment" section herein.

The following is a general description of the specific leases being assigned:

LEASE TYPE:	Term
Lease Date:	November 6, 1996
Start Date:	November 6, 1996

Box 400-CTCC

2003
8x70079 D2508

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End Date: December 31, 2094
Lessee(s): ANGELO N. KAMBEROS, 433 N. MCCLURG CT., CHICAGO, IL 60611
Description of the Premises: 433 N. MCCLURG CT., CHICAGO, IL 60611 (PARCEL 1) PIN#17-10-221-015-0000
Rental Amount: 824.00
Deposit Amount:
Lease Terms:
Recording Data: LEASE RECORDED JULY 7, 1998 AS DOCUMENT NUMBER 98583249

LEASE TYPE: Term
Lease Date: November 25, 1996
Start Date: November 29, 1996
End Date: December 31, 2094
Lessee(s): DEBORAH A. ZALESIAK, 441 N. MCCLURG CT., CHICAGO, IL 60611
Description of the Premises: 441 N. MCCLURG CT., CHICAGO, IL 60611 (Parcel 2) PIN 17-10-221-019-0000
Rental Amount: 690.00
Deposit Amount:
Lease Terms:
Recording Data: LEASE RECORDED DECEMBER 6, 1996 AS DOCUMENT NUMBER 96926598

LEASE TYPE: Term
Lease Date: December 6, 1996
Start Date: December 12, 1996
End Date: December 31, 2094
Lessee(s): JEFF M. AND SANDRA NEWMAN, 443 NORTH MCCLURG CT., CHICAGO, IL 60611
Description of the Premises: 443 N. MCCLURG CT., CHICAGO, IL 60611 (PARCEL 3) PIN#17-10-221-020-0000
Rental Amount: 892.00
Deposit Amount:
Lease Terms:
Recording Data: LEASE RECORDED JANUARY 6, 1997 AS DOCUMENT NUMBER 97010697

LEASE TYPE: Term
Lease Date: February 19, 1997
Start Date: February 26, 1997
End Date: December 31, 2094
Lessee(s): TERRANCE D. AND EILEEN MCCANN, 445 N. MCCLURG CT., CHICAGO, IL 60611
Description of the Premises: 445 N. MCCLURG CT., CHICAGO, IL 60611 (PARCEL 4) PIN#17-10-221-021-0000
Rental Amount: 892.00
Deposit Amount:
Lease Terms:
Recording Data: LEASE RECORDED FEBRUARY 28, 1997 AS DOCUMENT NUMBER 97140720

LEASE TYPE: Term
Lease Date: March 4, 1997
Start Date: March 21, 1997
End Date: December 31, 2094

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Lessee(s):	IRENE HENRY, 408-B EAST NORTH WATER ST. , CHICAGO, IL 60611
Description of the Premises:	408-B EAST NORTH WATER ST., CHICAGO, IL 60611 (PARCEL 5) PIN#17-10-221-024-0000
Rental Amount:	892.00
Deposit Amount:	
Lease Terms:	
Recording Data:	LEASE RECORDED MARCH 31, 1997 AS DOCUMENT NUMBER 97218853
LEASE TYPE:	Term
Lease Date:	November 13, 1996
Start Date:	November 13, 1996
End Date:	December 31, 2094
Lessee(s):	DONNA L. SHAW, 414 E. NORTH WATER ST., CHICAGO, IL 60611
Description of the Premises:	414 E. NORTH WATER ST., CHICAGO, IL 60611 (PARCEL 6) PIN#17-10-221-031-0000
Rental Amount:	690.00
Deposit Amount:	
Lease Terms:	
Recording Data:	LEASE RECORDED NOVEMBER 20, 1996 AS DOCUMENT NUMBER 96884055
LEASE TYPE:	Term
Lease Date:	November 18, 1996
Start Date:	November 21, 1996
End Date:	December 31, 2094
Lessee(s):	KATHLEEN A. THOMAS and DAVID BERGGREN , 416 E. NORTH WATER ST., CHICAGO, IL 60611
Description of the Premises:	416 E. NORTH WATER ST., CHICAGO, IL 60611 (PARCEL 7) PIN#17-10-221-032-0000
Rental Amount:	690.00
Deposit Amount:	
Lease Terms:	
Recording Data:	LEASE RECORDED DECEMBER 9, 1996 AS DOCUMENT NUMBER 96929382
LEASE TYPE:	Term
Lease Date:	March 4, 1997
Start Date:	March 11, 1997
End Date:	December 31, 2094
Lessee(s):	LAURA M. COLEMAN and DAVID R. ROBERTS, 420 E. NORTH WATER ST. , CHICAGO, IL 60611
Description of the Premises:	420 E. NORTH WATER ST., CHICAGO, IL 60611 (PARCEL 8) PIN#17-10-221-034-0000
Rental Amount:	892.00
Deposit Amount:	
Lease Terms:	
Recording Data:	LEASE RECORDED MARCH 19, 1997 AS DOCUMENT NUMBER 97190391
LEASE TYPE:	Term
Lease Date:	April 4, 1997
Start Date:	April 11, 1997
End Date:	December 31, 2094

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Lessee(s): BART MOY and JOAN E. LUM, 424-A E. NORTH WATER ST.,
CHICAGO, IL 60611
Description of the Premises: 424-A E. NORTH WATER ST., CHICAGO, IL 60611 (PARCEL 9)
PIN#17-10-221-035-0000
Rental Amount: 824.00
Deposit Amount:
Lease Terms:
Recording Data: LEASE RECORDED APRIL 21, 1997 AS DOCUMENT NUMBER
97274901

LEASE TYPE: Term
Lease Date: March 10, 1997
Start Date: March 20, 1997
End Date: December 31, 2094
Lessee(s): L. ROBERT ARTOE, 424-C E. NORTH WATER ST. , CHICAGO, IL
60611
Description of the Premises: 424-C E. NORTH WATER ST., CHICAGO,IL 60611 (PARCEL 10)
PIN#17-10-221-037-0000
Rental Amount: 892.00
Deposit Amount:
Lease Terms:
Recording Data: LEASE RECORDED MARCH 24, 1997 AS DOCUMENT NUMBER
97201701

LEASE TYPE: Term
Lease Date: March 24, 1997
Start Date: March 31, 1997
End Date: December 31, 2094
Lessee(s): BULA J. BHATTACHARYYA, 424-D E. NORTH WATER ST. ,
CHICAGO, IL 60611
Description of the Premises: 424-D E. NORTH WATER ST., CHICAGO,IL 60611 (PARCEL 11)
PIN#17-10-221-038-0000
Rental Amount: 690.00
Deposit Amount:
Lease Terms:
Recording Data: LEASE RECORDED APRIL 1, 1997 AS DOCUMENT NUMBER
97224660

LEASE TYPE: Term
Lease Date: May 9, 1997
Start Date: May 16, 1997
End Date: December 31, 2094
Lessee(s): DAVID R. ROBERTS and LAURA M. COLEMAN, 424-E E. NORTH
WATER ST., CHICAGO, IL 60611
Description of the Premises: 424-E E. NORTH WATER ST., CHICAGO, IL 60611 (PARCEL 12)
PIN#17-10-221-039-0000
Rental Amount: 690.00
Deposit Amount:
Lease Terms:
Recording Data: LEASE RECORDED MAY 20, 1997 AS DOCUMENT NUMBER
97357695

LEASE TYPE: Term
Lease Date: March 20, 1997
Start Date: March 25, 1997

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End Date: December 31, 2094
Lessee(s): PATRICIA GALE, 424-F E. NORTH WATER ST., CHICAGO, IL 60611
Description of the Premises: 424-F E. NORTH WATER ST., CHICAGO, IL 60611 (PARCEL 13)
 PIN#17-10-221-040-0000
Rental Amount: 892.00
Deposit Amount:
Lease Terms:
Recording Data: LEASE RECORDED APRIL 2, 1997 AS DOCUMENT NUMBER
 97230218

LEASE TYPE: Term
Lease Date: March 24, 1997
Start Date: March 28, 1997
End Date: December 31, 2094
Lessee(s): ALEKSIS A. KINS and MARGARET N. BROWN, 424-H E. NORTH
 WATER ST., CHICAGO, IL 60611
Description of the Premises: 424-H E. NORTH WATER ST., CHICAGO, IL 60611 (PARCEL 14)
 PIN#17-10-221-042-0000
Rental Amount: 824.00
Deposit Amount:
Lease Terms:
Recording Data: LEASE RECORDED APRIL 1, 1997 AS DOCUMENT NUMBER
 97221480

LEASE TYPE: Term
Lease Date: April 23, 1998
Start Date: April 23, 1998
End Date: December 31, 2094
Lessee(s): SUSAN J. TODD LIVING TRUST, 430-A E. NORTH WATER ST.,
 CHICAGO, IL 60611
Description of the Premises: 430-A E. NORTH WATER ST., CHICAGO, IL 60611 (PARCEL 15)
 PIN#17-10-221-043-0000
Rental Amount: 824.00
Deposit Amount:
Lease Terms:
Recording Data: LEASE RECORDED JULY 7, 1998 AS DOCUMENT NUMBER
 98583249

LEASE TYPE: Term
Lease Date: June 20, 1997
Start Date: June 26, 1997
End Date: December 31, 2094
Lessee(s): JEFFREY L. BORK, 430-B E. NORTH WATER ST., CHICAGO, IL
 60611
Description of the Premises: 430-B E. NORTH WATER ST., CHICAGO, IL 60611 (PARCEL 16)
 PIN#17-10-221-044-0000
Rental Amount: 892.00
Deposit Amount:
Lease Terms:
Recording Data: LEASE RECORDED JULY 18, 1997 AS DOCUMENT NUMBER
 97523064

LEASE TYPE: Term
Lease Date: April 23, 1998
Start Date: April 23, 1998

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End Date: December 31, 2094
Lessee(s): WAYNE L. & JANET LANDON, 430-D E. NORTH WATER ST., CHICAGO, IL 60611
Description of the Premises: 430-D E. NORTH WATER ST., CHICAGO, IL 60611 (PARCEL 17)
 PIN#17-10-221-046-0000
Rental Amount: 690.00
Deposit Amount:
Lease Terms:
Recording Data: LEASE RECORDED JULY 7, 1998 AS DOCUMENT NUMBER 98583247

LEASE TYPE: Term
Lease Date: June 10, 1997
Start Date: June 16, 1997
End Date: December 31, 2094
Lessee(s): TIMOTHY & DEIDRE GOOD, 430-E E. NORTH WATER ST., CHICAGO, IL 60611
Description of the Premises: 430-E E. NORTH WATER ST., CHICAGO, IL 60611 (PARCEL 18)
 PIN#17-10-221-047-0000
Rental Amount: 690.00
Deposit Amount:
Lease Terms:
Recording Data: LEASE RECORDED JUNE 18, 1997 AS DOCUMENT NUMBER 97435970

LEASE TYPE: Term
Lease Date: July 1, 1997
Start Date: July 15, 1997
End Date: December 31, 2094
Lessee(s): NORMAN ROBERT & KIMBERLY E. ZUKIS, 436-E E. NORTH WATER ST., CHICAGO, IL 60611
Description of the Premises: 436-E E. NORTH WATER ST., CHICAGO, IL 60611 (PARCEL 19)
 PIN#17-10-221-055-0000
Rental Amount: 892.00
Deposit Amount:
Lease Terms:
Recording Data: LEASE RECORDED JULY 16, 1997 AS DOCUMENT NUMBER 97513461

LEASE TYPE: Term
Lease Date: August 1, 1997
Start Date: August 6, 1997
End Date: December 31, 2094
Lessee(s): COURTNEY JAMES, 436-F E. NORTH WATER ST., CHICAGO, IL 60611
Description of the Premises: 436-F E. NORTH WATER ST., CHICAGO, IL 60611 (PARCEL 20)
 PIN#17-10-221-056-0000
Rental Amount: 892.00
Deposit Amount:
Lease Terms:
Recording Data: LEASE RECORDED AUGUST 8, 1997 AS DOCUMENT NUMBER 97581083

LEASE TYPE: Term
Lease Date: July 1, 1997

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Start Date:	July 17, 1997
End Date:	December 31, 2094
Lessee(s):	BOBBE L. GULL REVOCABLE TRUST, 456-B E. NORTH WATER ST., CHICAGO, IL 60611
Description of the Premises:	444-E E. NORTH WATER ST., CHICAGO, IL 60611 (PARCEL 21) PIN#17-10-221-060-0000
Rental Amount:	690.00
Deposit Amount:	
Lease Terms:	
Recording Data:	LEASE RECORDED JULY 18, 1997 AS DOCUMENT NUMBER 97523053
LEASE TYPE:	Term
Lease Date:	September 22, 1997
Start Date:	September 24, 1997
End Date:	December 31, 2094
Lessee(s):	BOBBE L. GULL REVOCABLE TRUST, 456-B E. NORTH WATER ST., CHICAGO, IL 60611
Description of the Premises:	456-B E. NORTH WATER ST., CHICAGO, IL 60611 (PARCEL 22) PIN#17-10-221-064-0000
Rental Amount:	892.00
Deposit Amount:	
Lease Terms:	
Recording Data:	LEASE RECORDED SEPTEMBER 26, 1997 AS DOCUMENT NUMBER 97717664
LEASE TYPE:	Term
Lease Date:	September 15, 1997
Start Date:	September 22, 1997
End Date:	December 31, 2094
Lessee(s):	MARK B. & HOLLY U. SMYTH, 456-D E. NORTH WATER ST., CHICAGO, IL 60611
Description of the Premises:	456-D E. NORTH WATER ST., CHICAGO, IL 60611 (PARCEL 23) PIN#17-10-221-066-0000
Rental Amount:	690.00
Deposit Amount:	
Lease Terms:	
Recording Data:	LEASE RECORDED SEPTEMBER 23, 1997 AS DOCUMENT NUMBER 97703662
LEASE TYPE:	Term
Lease Date:	September 22, 1997
Start Date:	September 29, 1997
End Date:	December 31, 2094
Lessee(s):	WALTER GLASS, 456-H E. NORTH WATER ST., CHICAGO, IL 60611
Description of the Premises:	456-H E. NORTH WATER ST., CHICAGO, IL 60611 (PARCEL 24) PIN#17-10-221-070-0000
Rental Amount:	824.00
Deposit Amount:	
Lease Terms:	
Recording Data:	LEASE RECORDED OCTOBER 6, 1997 AS DOCUMENT NUMBER 97739811

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE

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OF ANY AND ALL OBLIGATIONS OF GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Assignment or any Related Documents, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that:

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

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.

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

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.

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 this purpose, Lender is hereby given and granted the following rights, powers and authority:

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.

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

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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 or 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 Grantor, 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 Grantor'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 Grantor), 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.

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 levied 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 treated 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.

DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Assignment:

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

Other Defaults. 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 Grantor.

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 effect discharge of any lien.

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False Statements. Any warranty, representation or statement made or furnished to Lender by Grantor or on 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 or furnished or becomes false or misleading at any time thereafter.

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 or lien) at any time and for any reason.

Insolvency. The dissolution of Grantor's (regardless of whether election to continue is made), or any other termination of Grantor's existence as a going business, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceedings under any bankruptcy or insolvency laws by or against Grantor.

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

Cure Provisions. If any default, other than a default in payment is curable and if Grantor has not been given a notice of a breach of the same provision of this Assignment within the preceding twelve (12) months, it may be cured if Grantor, after receiving written notice from Lender demanding cure of such default: (1) cures the default within thirty (30) days; or (2) if the cure requires more than thirty (30) days, immediately initiates steps which Lender deems in Lender's sole discretion to be sufficient to cure the default and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical.

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 Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Grantor would be required to pay.

Collect Rents. Lender shall have the right, without notice to 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.

UNOFFICIAL COPY**ASSIGNMENT OF LEASES AND RENTS
(Continued)**

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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 under applicable law, 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), surveyors' 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.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part 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.

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.

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.

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

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.

Interpretation. (1) In all cases where there is more than one Borrower or Grantor, then all words used in this 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 names 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.

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ASSIGNMENT OF LEASES AND RENTS (Continued)

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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.

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 addresses shown near the beginning of this Assignment. Any party may change its address for notices under this 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.

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.

Waiver of Right of Redemption. NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS ASSIGNMENT, GRANTOR HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY ORDER OR JUDGMENT OF FORECLOSURE ON GRANTOR'S BEHALF AND ON BEHALF OF EACH AND EVERY PERSON, EXCEPT JUDGMENT CREDITORS OF GRANTOR, ACQUIRING ANY INTEREST IN OR TITLE TO THE PROPERTY SUBSEQUENT TO THE DATE OF 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:

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ASSIGNMENT OF LEASES AND RENTS (Continued)

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

Borrower. The word "Borrower" means CDCT LAND COMPANY, L.L.C..

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 CDCT LAND COMPANY, L.L.C..

Guarantor. The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

Guaranty. The word "Guaranty" means the guaranty from Guarantor 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 expended 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.

Lender. The word "Lender" means NORTH BANK, its successors and assigns.

Note. The word "Note" means the promissory note dated April 28, 2009, in the original principal amount of \$1,250,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 7.000%. Payments on the Note are to be made in accordance with the following payment schedule: in 59 regular payments of \$9,695.25 each and one irregular last payment estimated at \$1,087,932.10. Grantor's first payment is due May 28, 2009, and all subsequent payments are due on the same day of each month after that. Grantor's final payment will be due on April 28, 2014, and will be for all principal and all accrued interest not yet paid. Payments include principal and interest.

Property. 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, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all of Grantor's present and future rights, title and interest in, to and under any and all present and future leases, including, without limitation, all rents, revenue, income, issues, royalties, bonuses, accounts receivable, cash or security deposits, advance rentals, profits and proceeds from the Property, and other payments and benefits derived or to be derived from such leases of every kind and nature, whether due now or later, including without limitation Grantor's right to enforce such leases and to receive and collect payment and proceeds thereunder.

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Real Estate Legal Description Exhibit "A"

PARCEL 1:

THAT PART OF THE SOUTH 22.89 FEET LYING WEST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 58.0 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING TAKEN AS A TRACT:

THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTH 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106320, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

PARCEL 2:

THAT PART OF THE NORTH 15 FEET OF THE SOUTH 94.93 FEET LYING WEST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 58 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING TAKEN AS A TRACT: THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTH 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND..

PARCEL 3:

THAT PART OF THE NORTH 21.04 FEET OF THE SOUTH 115.97 FEET LYING WEST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 58.0 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING TAKEN AS A TRACT: THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTH 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

PARCEL 4:

THAT PART OF THE NORTH 21.00 FEET OF THE SOUTH 136.97 FEET LYING WEST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 58.0 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING TAKEN AS A TRACT:

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THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTH 6.50 FEET THEREOF), IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

PARCEL 5:

THE EAST 21.00 FEET OF THE WEST 44.73 FEET OF THE NORTH 75.32 FEET OF THE SOUTH 162.15 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 75.39 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING DESCRIBED PROPERTY, TAKEN AS A TRACT:

THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTHERLY 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND..

PARCEL 6:

THE EAST 15.0 FEET OF THE WEST 59.65 FEET OF THE SOUTH 70.45 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 75.47 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING DESCRIBED PROPERTY, TAKEN AS A TRACT: THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTHERLY 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106320, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

PARCEL 7:

THE EAST 15.00 FEET OF THE WEST 74.65 FEET OF THE SOUTH 70.45 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 75.47 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING DESCRIBED PROPERTY, TAKEN AS A TRACT:

THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTHERLY 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106320, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND. .

PARCEL 8:

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THE EAST 23.66 FEET OF THE WEST 119.31 FEET OF THE SOUTH 56.95 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 75.47 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING DESCRIBED PROPERTY, TAKEN AS A TRACT:

THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTHERLY 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEB. 24, 1987 AS DOC NO. 87106320 IN COOK COUNTY ILLNOIS, EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND..

PARCEL 9:

THE SOUTH 22.66 FEET OF THE WEST 60.25 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 212.05 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING DESCRIBED PROPERTY, TAKEN AS A TRACT:

THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTHERLY 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

PARCEL 10:

THE NORTH 21.09 FEET OF THE SOUTH 64.83 FEET OF THE WEST 60.25 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 212.05 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT:

THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTHERLY 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106320, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

PARCEL 11:

THE NORTH 15.05 FEET OF THE SOUTH 79.88 FEET OF THE WEST 60.25 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 212.05 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING DESCRIBED PROPERTY, TAKEN AS A TRACT: THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTHERLY 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

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PARCEL 12:

THE NORTH 15.05 FEET OF THE SOUTH 94.93 FEET OF THE WEST 60.25 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 212.05 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING DESCRIBED PROPERTY, TAKEN AS A TRACT:

THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTHERLY 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1957 AS DOCUMENT NUMBER 87106320, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

PARCEL 13:

THE NORTH 21.00 FEET OF THE SOUTH 115.93 FEET OF THE WEST 60.25 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 212.05 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING DESCRIBED PROPERTY, TAKEN AS A TRACT:

THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTHERLY 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106320, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

PARCEL 14:

THE NORTH 19.54 FEET OF THE SOUTH 156.56 FEET OF THE WEST 60.25 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 212.05 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING DESCRIBED PROPERTY, TAKEN AS A TRACT:

THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTHERLY 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

PARCEL 15:

THE SOUTH 22.90 FEET OF THE WEST 59.97 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 290.76 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING TAKEN AS A TRACT:

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THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTH 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320, IN COOK COUNTY, ILLINOIS , EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

PARCEL 16:

THE NORTH 21.0 FEET OF THE SOUTH 43.90 FEET OF THE WEST 59.97 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 290.76 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING TAKEN AS A TRACT:

THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTH 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320, IN COOK COUNTY, ILLINOIS , EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

PARCEL 17:

THE NORTH 15 FEET OF THE SOUTH 79.90 FEET OF THE WEST 59.97 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 290.76 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING TAKEN AS A TRACT:

THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTH 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320, IN COOK COUNTY, ILLINOIS , EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

PARCEL 18:

THE NORTH 15.0 FEET OF THE SOUTH 94.90 FEET OF THE WEST 60.25 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 290.76 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING TAKEN AS A TRACT:

THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTH 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320, IN COOK COUNTY, ILLINOIS , EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND..

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PARCEL 19:

THE EAST 21.0 FEET OF THE WEST 95.65 FEET OF THE NORTH 75.30 FEET OF THE SOUTH 162.12 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 368.23 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING TAKEN AS A TRACT:

THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTH 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320, IN COOK COUNTY, ILLINOIS , EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

PARCEL 20:

THE EAST 23.65 FEET OF THE WEST 119.30 FEET OF THE NORTH 60.97 FEET OF THE SOUTH 162.12 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 368.23 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING TAKEN AS A TRACT:

THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTH 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320, IN COOK COUNTY, ILLINOIS , EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

PARCEL 21:

THE EAST 15 FEET OF THE WEST 74.65 FEET OF THE SOUTH 70.57 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 368.23 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING TAKEN AS A TRACT: THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTH 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320, IN COOK COUNTY, ILLINOIS , EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

PARCEL 22:

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THAT PART OF THE NORTH 21.0 FEET OF THE SOUTH 43.90 LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 505.03 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING TAKEN AS A TRACT:

THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTH 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106320, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

PARCEL 23:

THAT PART OF THE NORTH 15.0 FEET OF THE SOUTH 79.90 FEET LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 505.03 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING TAKEN AS A TRACT:

THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTH 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106320, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

PARCEL 24:

THAT PART OF THE NORTH 19.65 FEET OF THE SOUTH 156.55 FEET LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 505.03 FEET EAST OF THE SOUTHWEST CORNER THEREOF OF THE FOLLOWING TAKEN AS A TRACT:

THE WEST 563 FEET OF BLOCK 6 (EXCEPTING THE SOUTH 6.50 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106320, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

PARCEL 25:

AN UNDIVIDED 41.3329% INTEREST IN THE FOLLOWING DESCRIBED PARCELS OF LAND:

PARCEL 1:

THE WEST 563.00 FEET OF BLOCK 6 (EXCEPTING THE SOUTHERLY 6.50 FEET OF THE WEST 560.00 FEET THEREOF) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106320, IN

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COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL LAND ADJACENT TO THE NORTHERN BOUNDARY OF THE ABOVE DESCRIBED PARCEL 1 (AND BOUNDED ON THE WEST BY THE WESTERN BOUNDARY OF PARCEL 1 EXTENDED NORTHERLY AND BOUNDED ON THE EAST BY THE EASTERN BOUNDARY OF PARCEL 1 EXTENDED NORTHERLY) AND LYING SOUTH OF THE SOUTH EDGE (AS EXISTING) OF THE BODY OF WATER COMMONLY KNOWN AS OGDEN SLIP AND SOUTH OF THE SOUTH EDGE OF THE CONCRETE STRUCTURE AT THE WESTERN END OF OGDEN SLIP (AND EXPRESSLY EXCLUDING ANY PORTION OF SAID CONCRETE STRUCTURE).

(EXCEPT FROM SAID PARCELS 1 AND 2, TAKEN AS A TRACT: THAT PART OF THE SOUTH 156.53 FEET LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 505.03 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THAT PART OF THE WEST 23.65 FEET OF THE NORTH 60.97 FEET OF THE SOUTH 162.12 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 368.23 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE EAST 72.0 FEET OF THE WEST 95.65 FEET OF THE NORTH 75.30 FEET OF THE SOUTH 162.12 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 368.23 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE EAST 23.65 FEET OF THE WEST 119.30 FEET OF THE NORTH 60.97 FEET OF THE SOUTH 162.12 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 368.23 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE WEST 23.65 FEET OF THE SOUTH 56.97 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 368.23 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE EAST 72.0 FEET OF THE WEST 95.65 FEET OF THE SOUTH 70.57 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 368.23 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE EAST 23.65 FEET OF THE WEST 119.30 FEET OF THE SOUTH 56.97 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 368.23 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE SOUTH 156.55 FEET OF THE WEST 59.97 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 290.76 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THAT PART OF THE SOUTH 156.56 FEET OF THE WEST 60.25 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF, THROUGH A POINT THEREIN 212.05 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE EAST 23.66 FEET OF THE WEST 119.31 FEET OF THE SOUTH 56.95 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 75.47 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE EAST 72.0 FEET OF THE WEST 95.65 FEET OF THE SOUTH 70.45 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 75.47 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE WEST 23.65 FEET OF THE SOUTH 56.95 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 75.47 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE EAST 23.59 FEET OF THE WEST 119.32 FEET OF THE NORTH 61.0 FEET OF THE SOUTH 162.15 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 75.39 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND ALSO EXCEPT FROM SAID TRACT: THE EAST 72.0 FEET OF THE WEST 95.73 FEET OF THE NORTH 75.32 FEET OF THE SOUTH 162.15 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT

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THEREIN 75.39 FEET EAST OF THE SOUTHWEST CORNER THEREOF, ALSO EXCEPT FROM SAID TRACT: THAT PART OF THE WEST 23.73 FEET OF THE NORTH 61.0 FEET OF THE SOUTH 162.15 FEET OF THAT PART LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 75.39 FEET EAST OF THE SOUTHWEST CORNER THEREOF, ALSO EXCEPT FROM SAID TRACT THAT PART OF THE SOUTH 156.60 FEET LYING WEST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE THEREOF THROUGH A POINT THEREIN 58.0 FEET EAST OF THE SOUTHWEST CORNER THEREOF), IN COOK COUNTY, ILLINOIS.

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