



Doc#: 1107544053 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/16/2011 12:47 PM Pg: 1 of 7

INSTRUMENT PREPARED BY
Allen C. Wesolowski
MARTIN & KARCAZES, LTD.
161 N. Clark St. - Suite 550
Chicago, IL 60601

MAIL TO:

CHICAGO COMMUNITY BANK
1110 W. 35th Street
Chicago, Illinois 60609

Freedom Title 6712632 2 of 3

ASSIGNMENT OF LEASES AND RENTS

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, 119 CHICAGO, LLC, an Illinois limited liability company, (hereinafter called "**Assignor**"), the owner of 33 residential condominium units and 21 parking spaces located at 320 East 21st Street, Chicago, Illinois, legally described as follows: SEE ATTACHED EXHIBIT "A"; does hereby, in consideration of the premises and Ten (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, transfer, sell, assign and set over unto CHICAGO COMMUNITY BANK, whose principal place of business is at 1110 W. 35th Street, Chicago, Illinois 60609 (hereinafter called "**Assignee**"), for the use and benefit of the holder or holders and owner or owners of the Note, dated FEBRUARY 25, 2011, in the principal amount of \$6,826,780.00, executed and delivered by Assignor and Normal Street, LLC, an Illinois limited liability company (collectively, the "**Borrower**"), secured by a certain Mortgage made by Assignor to Assignee, dated FEBRUARY 25, 2011, and recorded in the Office of the Recorder of Deeds of **COOK** County, **ILLINOIS**, and other collateral, any and all leases now in effect or that become in effect in the future, and all the rents, issues and profits now due or which may hereafter become due under and by virtue of any lease, whether written or oral, or by virtue of any agreement for the use or occupancy of any part of said premises, heretofore made or entered into by the undersigned or which shall hereafter be made or entered into by said Assignee under the power hereby granted, and all the rents, issues and profits now due or which may hereafter become due through the use and occupancy of any part of said premises in the absence of any agreement, either written or oral, in respect thereto, and does hereby irrevocably appoint said Assignee as true and lawful agent in his name and stead to collect all of said rents, issues and profits now due or which shall hereafter become due under the leases or agreements, written or oral, existing or which may hereafter exist for said premises, or any portion thereof; to use such measures, legal or equitable, as may be deemed proper or necessary to enforce the payment of such rents, issues or profits; to secure and maintain

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possession of said premises and to operate and manage said premises through such agent or agents as Assignee may designate; to rent, lease or let all or any portion of said premises to any party or parties at such rental and upon such terms as the said Assignee shall in its discretion determine, all without notice at any time hereafter to the undersigned, its successors and assigns.

The rents, issues and profits so received by said Assignee shall be applied in such order as it may determine, on account of the following:

1. Reasonable expenses and attorneys' fees incurred by said Assignee, in connection with the execution of this Agreement, or which may hereafter, from time to time be so incurred in connection therewith.
2. Reasonable expenses incident to the management and operation of said premises, including attorney's fees and management commission, either to said Assignee, or such agent or agents as it may retain.
3. Taxes and assessments levied against said premises.
4. Interest, principal and other charges which shall, from time to time, become due under the terms of the Mortgage above-described and the Note secured thereby, without prejudice to the right of the Mortgagee or the holder or holders and owner or owners of the Note secured thereby to enforce any remedy or remedies which it or they may have by reason of the defaults now existing or which may hereafter, from time to time, exist under the terms of said Mortgage and the Note secured thereby.

The Assignee shall have the right and power to exercise this Assignment of Leases and Rents with or without notice to Assignor or a default under the Mortgage and/or Note as defined and provided therein. Notwithstanding anything herein contained to the contrary, it is expressly understood and agreed that this Assignment of Leases and Rents will not be exercised unless and until a default occurs under the terms of said Mortgage and/or said Note, which default shall remain uncured beyond any applicable grace period set forth in either the Mortgage or the Note. The rights and powers of the Assignee hereunder may be assigned by instrument in writing to any subsequent holder of the Note secured by said Mortgage, and such assignee and any successive assignees are hereby given the same rights and powers as the Assignee named herein.

The Assignor hereby agrees to save, defend, indemnify and hold harmless Assignee from and against any and all liability which may arise or has arisen with respect to the holding and refunding of any and all security deposits tendered by

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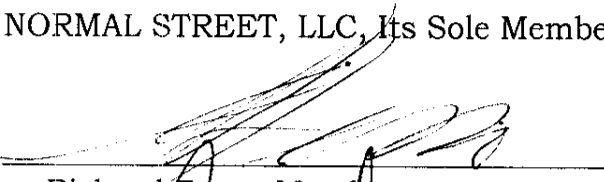
any and all tenants, whether under written or oral agreement, at the premises, unless the security deposits are specifically held and maintained by Assignee.

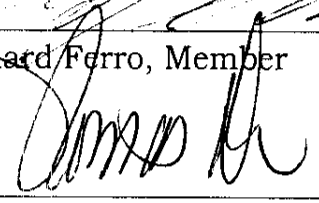
IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed ^{as of} on the 25TH day of FEBRUARY, 2011.

ASSIGNEE:

119 CHICAGO, LLC

By NORMAL STREET, LLC, Its Sole Member

By: 
Richard Ferro, Member

By: 
Thomas DiPiazza, Member

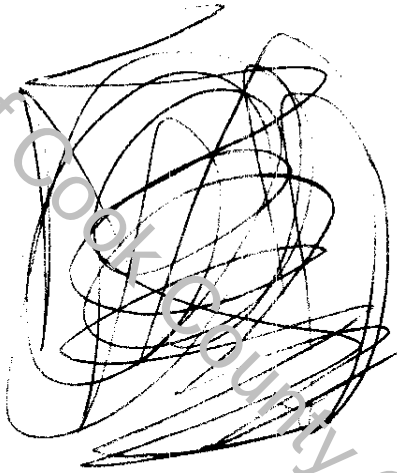
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EXHIBIT "A"

LEGAL DESCRIPTION

Property of Cook County Clerk's Office



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ORDER NUMBER: 1401 008453762 F1
 STREET ADDRESS: 320 E. 21ST STREET
 CITY: CHICAGO COUNTY: COOK
 TAX NUMBER: 17-22-315-018-0000

LEGAL DESCRIPTION:
PARCEL 1:

UNIT NUMBER 215, 308, 312, 417, 502, 504, 505, 506, 507, 515, 602, 606, 611, 617, 701, 705, 706, 707, 712, 713, 716, 804, 808, G1, G4, G6, G7, G11, G29, G30, G35, G36, G37, G38, G39, G40, G41, G42, G49, G56, G66, G71, G77, G81, AND G84 IN THE CHESS LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 16 AND 17 IN BLOCK 5 IN GEORGE SMITH'S ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0734015061; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 16 AND 17 IN BLOCK 5 IN GEORGE SMITH'S ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPT THE FOLLOWING:

UNITS 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 701, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 716, 717, 801, 804, 805, 806, 807, 808, 809, 810, 811, 812, 814, 816, 800, G0, G1, G2, G3, G4, G5, G6, G7, G8, G9, G10, G11, G12, G13, G14, G15, G16, G17, G18, G19, G20, G21, G22, G23, G24, G25, G26, G27, G28, G29, G30, G31, G32, G33, G34, G35, G36, G37, G38, G39, G40, G41, G42, G43, G44, G45, G46, G47, G48, G49, G50, G51, G52, G53, G54, G55, G56, G57, G58, G59, G60, G61, G62, G63, G64, G65, G66, G67, G68, G69, G70, G71, G72, G73, G74, G75, G76, G77, G78, G79, G80, G81, G82, G83, G84 AND G85 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CHESS LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0734015061, AS AMENDED FROM TIME TO TIME, IN LOTS 16 AND 17 IN BLOCK 5 IN GEORGE SMITH'S ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD

(CONTINUED)

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ORDER NUMBER: 1401 008453762 F1
STREET ADDRESS: 320 E. 21ST STREET
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 17-22-315-018-0000

LEGAL DESCRIPTION:

PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY: 17-22-315-063-0000; 17-22-315-064-1013;
17-22-315-064-1022; 17-22-315-064-1026; 17-22-315-064-1049; 17-22-315-064-1052;
17-22-315-064-1054; 17-22-315-064-1055; 17-22-315-064-1059; 17-22-315-064-1077;
17-22-315-064-1078; 17-22-315-064-1082; 17-22-315-064-1083; 17-22-315-064-1084;
17-22-315-064-1085; 17-22-315-064-1086; 17-22-315-064-1087; 17-22-315-064-1088;
17-22-315-064-1089; 17-22-315-064-1096; 17-22-315-064-1103; 17-22-315-064-1113;
17-22-315-064-1118; 17-22-315-064-1124; 17-22-315-064-1128; 17-22-315-064-1131;
17-22-315-064-1133; 17-22-315-064-1144; 17-22-315-064-1150; 17-22-315-064-1159;
17-22-315-064-1166.

Proprietor Cook County Clerk's Office