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**Prepared by and
return to:**
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Doc#: 1514949142 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/29/2015 11:38 AM Pg: 1 of 5

Loan #744-706-5010

ASSIGNMENT OF LEASES AND RENTS AND REASSIGNMENT

THIS ASSIGNMENT OF LEASES AND RENTS (as the same may be amended, modified or supplemented from time to time, the "Assignment") dated as of the 29TH day of MAY, 2015, from CONGINE, LLC, an Illinois Limited Liability Company, in favor of ILLINOIS BUSINESS FINANCIAL SERVICES, (the "Assignee"), for further assignment by Assignee to the U.S. SMALL BUSINESS ADMINISTRATION, an agency of the United States (the "SBA"), recites and provides:

Assignee has agreed to make a loan to CONGINE, LLC, (the "Borrower(s)), in the principal amount of \$292,000.00 (the "Loan") to provide financing real property described herein and the improvements thereon situated in the County of COOK, State of Illinois (collectively, the "Premises"). The loan is evidenced by a promissory note of even date herewith (as the same may be amended, modified or supplemented from time to time, the "Note") made by CONGINE, LLC, and payable to the order of Assignee in the principal amount of \$292,000.00. The Note is secured, in part, by a mortgage of even date herewith (as the same may be amended, modified or supplemented from time to time, the "Mortgage") from CONGINE, LLC, to Illinois Business Financial Services, as mortgagee. Terms defined in the Note and Mortgage shall have the same defined meanings when used with this Assignment. As a condition to making the Loan, the Assignee has required an assignment to the Assignee and any subsequent holder of the Note of all leases (individually, a "Lease", and collectively, the "Leases") or part thereof, now or hereafter existing, and all rents, issues and profits (the "Rents") now or hereafter arising from Assignors' interest in the Premises or any part thereof, all in accordance with the terms and conditions set forth herein.

Parcel 1: The North 23.5 feet of that part of the Southeast 1/4 of Section 24, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Beginning at a point on a line drawn 1484.34 feet West of and parallel with the East line of said Southeast 1/4, which point is a distance of 803.38 feet South of the North line of said Southeast 1/4; thence South along said parallel line, a distance of 1140.93 feet to a point which is a distance of 439.57 feet North of the intersection of said parallel line with the Northerly right of way line of Northwest Highway (by Document No. 11113034); thence West perpendicular to the last described parallel line, a distance of 231.40 feet to the East line of Consumers Avenue, as shown on the Plat of Dedication recorded December 30, 1963 as Document No. 19010004; thence North along the East line of said Consumers Avenue, a distance of 1140.59 feet to the intersection of said line with a line drawn a distance of 803.38 feet South of and parallel with the North line of said Southeast 1/4; thence East along said parallel line, a distance of 231.40 feet to the point of beginning, all in Cook County, Illinois.

Parcel 2: The East 338 feet of the South 402 feet, as measured along the East line of that part of the Southeast 1/4 of Section 24, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Beginning at a point on the North line of the Southeast 1/4 of said Section 24, which point is a distance of 1484.34 feet West of the Northeast corner of said Southeast 1/4; thence West along the North line of said Southeast 1/4, a distance of 813.4 feet; thence South along a line drawn parallel with the East line of said Southeast 1/4, a distance of 803.38 feet; thence East along a line drawn parallel with the North line of said Southeast 1/4, a distance of 522.0 feet to the West line of Consumers Avenue, as shown on the Plat of Dedication recorded December 30, 1963 as Document No. 19010004; thence North along the West line of said Consumers Avenue, a distance of 30.0 feet to the North line of said Consumers Avenue; thence East

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long the North line of said Consumers Avenue, a distance of 60 feet to the East line of said Consumers Avenue; thence South along the East line of said Consumers Avenue, a distance of 30 feet; thence East along a line drawn parallel with the North line of said Southeast 1/4, a distance of 231.4 feet to the intersection of said line with a line drawn 1484.34 feet West of and parallel with the East line of said Southeast 1/4; thence North along said parallel line, a distance of 803.38 feet to the place of beginning (except that part taken for Consumers Avenue), in Cook County, Illinois.

Permanent Index Number:

Property ID: 02-24-400-016-0000

Property ID: 02-24-400-019-0000

Property Address:

501-519 S. Consumers Ave

Palatine, IL 60074

NOW THEREFORE, for and in consideration of the agreement of Assignee to make the Loan and as ADDITIONAL SECURITY for the payment of the Note, Assignors agree as follows:

I. Assignment of the Leases. Assignors hereby assign, transfer and set over to Assignee, and any subsequent holder of the Note, all Assignors' rights, title and interest in and to all Leases and all renewals or extensions thereof, together with all the Rents, now existing or hereafter arising. Prior to the election of Assignee to collect the Rents upon the Occurrence of an event of Default under the Mortgage, Assignors shall have the right to collect and dispose of the Rents without restriction

II. Delivery of the Leases. All Leases currently in effect with respect to the Premises have been delivered to Assignee, are in full force and effect as of the date of this Assignment and neither Assignors nor any tenant is in default thereunder. Assignors shall not make any subsequent agreement for the lease of the Premises or any part thereof except in the ordinary course of business in accordance with the provisions of the Mortgage. All such subsequent Leases shall be subject to the prior written approval of Assignee, which approval shall not be unreasonably withheld, in accordance with the provisions of the Mortgage

III. No Modification of the Leases. Without the prior written consent of the Assignee, which consent shall not be unreasonably withheld, Assignors will not

- A. Cancel, terminate or accept any surrender of the Leases;
- B. Accept any prepayments for more than thirty (30) days of installments of rent under any of the Leases;
- C. Modify or abridge any of the terms, covenants and conditions of any of the Leases so as to reduce the terms thereof or the renewal payments thereunder; or
- D. Change any renewal privileges contained in any of the Leases.

IV. Representations and Warranties. Assignors represent and warrant that

A. Except for any assignment made by Assignor, CONGINE, LLC, to the first mortgage lender, GRAND RIDGE NATIONAL BANK prior to this Assignment, Assignor has not previously sold, assigned, transferred, mortgaged or pledged the Leases or the Rents, whether now due or hereafter to become due;

B. The Rents now due or to become due for any periods subsequent to the date hereof have not been collected and payment thereof has not been anticipated for a period of more than one (1) month in advance, waived or released, discounted, set off or otherwise discharged or compromised except as set forth in the leases;

C. It has not received any funds or deposits from any tenant for which credit has not already been made of account of accrued income other than the security deposits provided for in the Leases;

D. It has not received an bona fide and acceptable offer to purchase the Premises or any part thereof

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which would in any way effect any right or option of first refusal to purchase all or any portion of the Premises now contained in any Lease; and

E. It has not done anything which might prevent Assignee from or limit Assignee in operating under or enforcing any of the provisions hereof.

Assignors shall act in good faith to enforce or secure the performance of each and every obligation, covenant, condition and agreement to be performed by any tenants under all the Leases.

V. Remedies upon Default. Immediately upon the occurrence of an Event of Default under the Mortgage and the expiration of any applicable cure period, Assignee is hereby expressly and irrevocably authorized to enter and take possession of the premises by actual physical possession, or by written notice served personally upon, or sent by registered or certified mail, postage prepaid, to Assignors, as Assignee may elect, and no further authorization shall be required. Following any such entry and taking possession, Assignee may:

A. Manage and operate the Premises or any part thereof;

B. Lease any part or parts of the Premises for such periods of time, and upon such terms and conditions as Assignee may, in its discretion, deem proper;

C. Enforce any of the Leases;

D. Demand, collect, sue for, attach, levy, recover, receive, compromise and adjust, and make, execute and deliver receipts and releases for all Rents that may then or may thereafter become due, owing or payable with respect to the Premises, or any part thereof, from any present or future lessees, tenants, subtenants or occupants thereof;

E. Institute, prosecute to completion or compromise and settle, all summary proceedings and actions for rent or for removing any and all lessees, tenants, subtenants or occupants of the Premises or any part or parts thereof;

F. Enforce or enjoin or restrain the violation of any of the terms, provisions and conditions of any of the Leases;

G. Make such repairs and alterations to the Premises as Assignee may, in its discretion, deem proper;

H. Pay from and out of the Rents collected or from or out of any other funds, the insurance premiums and any other taxes, assessments, water rates, sewer rates or other governmental charges levied, assessed or imposed against the Premises or any portion thereof, and also any and all other charges, costs and expenses which it may deem necessary or advisable for Assignee to pay in the management or operation of the Premises, including (without limiting the generality of any rights, powers, privileges and authorities conferred in this Assignment) the cost of such repairs and alterations, commissions for renting the Premises, or any portions thereof and legal expenses in enforcing claims, preparing papers or for any other services that may be required; and

I. Generally, do, execute and perform any other act, deed, matter or thing whatsoever that ought to be done, executed and performed in and about with respect to the Premises as fully as Assignors might do.

Assignee shall apply the net amounts of any Rents received by it from the Premises, after payment of proper costs and charges (including any loss or damage hereinafter referred to in Section VII hereof) to the reduction and payment of the indebtedness evidenced by the Note and secured by the Mortgage (the "Secured Indebtedness"). Assignors agrees not to seize or detain any property hereby assigned, transferred or set over to Assignees.

VII. Attornment. To the extent not provided by applicable law, each Lease of the Premises or any part thereof shall provide that in the event of the enforcement by Assignee of the remedies provided for by law or by this Assignment, the tenant thereunder will, upon request of any person succeeding to the interest of Assignors as a result of such enforcement, automatically become the tenant of such successor-in-interest, without change in the terms or other provisions of such lease; provided, however, that the successor-in-interest shall not be bound by:

A. Any payment of rent or additional rent for more than one (1) month in advance, except

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prepayments in the nature of its obligations under the lease; or

B. Any amendment or modification of the Lease made without the consent of Assignee or such successor-in-interest.

Each Lease also shall provide that, upon request by the successor-in-interest, the tenant shall execute and deliver an instrument or instruments confirming such attornment.

VIII. Indemnification. Assignors hereby agree to indemnify and hold Assignee harmless from and against any and all liabilities, losses, damages and expenses, including reasonable attorneys' fees, which it may incur under any of the Leases, or by reason of this Assignment or by reason of any action taken by Assignee or Assignors hereunder, and from and against any and all claims and demands whatsoever which may be asserted against Assignee by reason of any alleged obligation or undertaking on its part to perform or discharge any of the terms, covenants and conditions contained in any of the Leases. Should Assignee incur any such liabilities, losses, damages or expenses, the amount thereof, together with interest thereon at the rate set forth in the Note, shall be payable by Assignors to Assignee immediately upon demand therefor, or at the option of Assignee, Assignee may reimburse itself therefor out of any rents collected by Assignee. Nothing contained herein shall operate or be construed to obligate Assignee to perform any of the terms, covenants and conditions contained in any of the Leases or otherwise to impose any obligation upon Assignee with respect to any of the Leases. This Assignment shall not operate to place upon Assignee any responsibility for the operation, control, care, management or repair of the Premises, and the execution of this Assignment by Assignors shall constitute conclusive evidence that all responsibility for the operation, control, care, management and repair of the premises is and shall be that of Assignor.

IX. Further Assurances. Assignor agrees to execute and deliver to Assignee, at any time or times during which this Assignment may be in effect, such further instruments as Assignee may deem necessary to make effective or more effective this Assignment and the covenants of Assignors herein contained.

X. No Waiver. Failure of Assignee to avail itself of any of the terms, covenants and conditions of this Assignment for any period of time, shall not be construed or deemed to be a waiver of any of its rights hereunder. The rights and remedies of Assignee under this Assignment are cumulative and are not in lieu of, but are in addition to, any other rights and remedies which Assignee shall have under or by virtue of any of the Loan Documents. The rights and remedies of Assignee hereunder may be exercised from time to time and as often such exercise is deemed expedient.

XI. Assignment of Assignee's Rights. Any holder of the Secured Indebtedness shall have the right to assign to any subsequent holder of the Secured Indebtedness, the right, title and interest of Assignors hereby assigned, subject, however, to the provisions of this Assignment. In the event all the right, title and interest of Assignors in the Premises are barred or foreclosed, no assignee of the interest of Assignors shall be liable to account to Assignors for any Rents thereafter accruing.

XII. Release. Upon payment in full of the Secured Indebtedness, as evidenced by a recorded satisfaction or release of the Mortgage, as well as any sums which may be payable hereunder, this Assignment shall become and be void and of no effect.

XIII. Amendments and Discharge. No change, amendment, modification, cancellation or discharge of this Assignment, or any part hereof, shall be valid unless Assignee shall have consented thereto in writing.

XIV. Successors and Assigns. The terms, covenants and conditions contained herein shall inure to the benefit of, and bind Assignors, Assignee and their successors and assigns.

XV. Severability. If any provision of this Assignment, or the application hereof to any person, entity or circumstance, shall to any extent be invalid or unenforceable, the remainder of the provisions of this Assignment, or the application of such provision to other persons, entities or circumstances, shall be valid and enforceable to the fullest extent permitted by law.

XVI. The Loan secured by this lien was made under a United States Small Business Administration (SBA) nationwide program which uses tax dollars to assist small business owners. If the United States is seeking to enforce this document, then under SBA regulations:

a) When SBA is the holder of the Note, this document and all documents evidencing or securing this Loan will be construed in accordance with federal law.

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b) CDC or SBA may use local or state procedures for purposes such as filing papers, recording documents, giving notice, foreclosing liens, and other purposes. By using these procedures, SBA does not waive any federal immunity from local or state control, penalty, tax or liability. No Borrower or Guarantor may claim or assert against SBA any local or state law to deny any obligation of Borrower, or defeat any claim of SBA with respect to this Loan.

Any clause in this document requiring arbitration is not enforceable when SBA is the holder of the Note secured by this instrument.

IN WITNESS WHEREOF, the undersigned has executed this Assignment as of the date first above written.

CONGINE, LLC
An Illinois Limited Liability Company



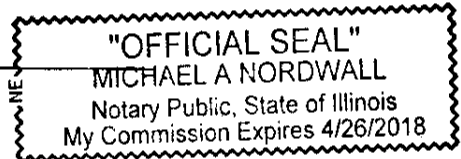
JEFFRY J. CONGINE, MANAGER, MEMBER

STATE OF ILLINOIS)
) ss
COUNTY OF Cook)

I, the undersigned a Notary Public, in and for said County in the State aforesaid, do hereby certify that JEFFRY J. CONGINE, as manager of CONGINE, LLC the person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said Instrument of writing as their free and voluntary act, and as an authorized act on behalf of the limited liability company, for the uses and purposes set forth.

Given under my hand and notarial seal this 29th day of May, 2015

Notary Public My Commission Expires: _____



RE-ASSIGNMENT

Assignee does hereby sell, assign and transfer unto the U.S. Small Business Administration (SBA), all of its right, title and interest to this Assignment of Leases and Rents.

Illinois Business Financial Services

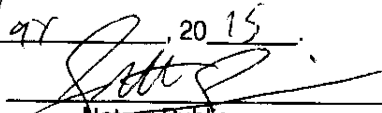


By: CHARLES RANDLE, PRESIDENT

State of Illinois)
) ss:
County of Peoria)

The undersigned, a Notary Public in the State aforesaid, DO HEREBY CERTIFY, that CHARLES RANDLE personally known to me as the PRESIDENT of Illinois Business Financial Services, whose name is subscribed to the fore going instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument of writing as President of said Corporation, pursuant to the authority given by the Board of Directors of said Corporation as his free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes set forth.

Given under my hand and seal this 29th day of May, 2015



Notary Public

