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Doc#: 1802408041 Fee: \$66.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/24/2018 09:13 AM Pg: 1 of 10

This Instrument Prepared by and to Returned to:

Joseph Q. McCoy, Esq.
Riley Safer Holmes & Cancila LLP
70 West Madison
Suite 2900
Chicago, Illinois 60602

Permanent Tax Index Numbers and Address:

See Exhibit A

ASSIGNMENT OF RENTS AND LEASES

MARQUETTE BANK F/K/A
MARQUETTE NATIONAL BANK

from

Marquette National Bank, as Trustee under Trust Agreement dated May 5, 1989 and
known as Trust Number 12116

WHEATON BANK & TRUST COMPANY,
an Illinois banking corporation

Dated as of December 28, 2017

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PDB.

UNOFFICIAL COPY**ASSIGNMENT OF RENTS AND LEASES** MARQUETTE BANK F/K/A
MARQUETTE NATIONAL BANK

KNOW ALL MEN BY THIS ASSIGNMENT OF RENTS AND LEASES dated as of December 28, 2017 (this "Assignment"), that the undersigned, Marquette National Bank, as Trustee under Trust Agreement dated May 5, 1989 and known as Trust Number 12116 (the "Mortgagor"), in order to secure an indebtedness to WHEATON BANK & TRUST COMPANY, an Illinois banking corporation (the "Mortgagee"), executed a Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing of even date herewith (the "Mortgage"), mortgaging to the Mortgagee the real property described in Exhibit A attached hereto and by this reference made a part hereof, together with any present and future improvements situated thereon (collectively, the "Premises"); and

WHEREAS, the Mortgagee is the holder of the Mortgage and of the Promissory Note of II in One Contractors, Inc., an Illinois corporation ("Contractors"), II in One Rebar, Inc., Illinois corporation ("Rebar"), I in One Contractors/II in One Rebar A Joint Venture, a/k/a II in One Contractors/Rebar A Joint Venture, an Illinois joint venture ("Rebar JV") (collectively, the "Borrower") of even date herewith secured by the Mortgage;

NOW, THEREFORE, in order to induce the Mortgagee to make the loan secured by the Mortgage (the "Loan"), the Mortgagor does hereby sell, assign, transfer and set over unto the Mortgagee, its successors and assigns (i) all the rents, avails, issues and profits now due or which may hereafter become due under or by virtue of any lease or sublease, either oral or written, or any letting of or any agreement for the use or occupancy of any part of the Premises, which may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Mortgagor under the power hereinafter granted, including, but not limited to, the "Leases" (as defined in the Mortgage); (ii) all such leases and subleases and agreements referred to in (i) above, including, but not limited to, the Leases; (iii) any and all guarantees of the lessee's obligations under any of such leases and subleases and agreements; and (iv) all proceeds of all of the foregoing. It is the intention hereby to establish an absolute transfer and assignment of all such leases and subleases and agreements and all the rents, avails, issues and profits thereunder unto the Mortgagee, including all leases and subleases and agreements now existing upon the Premises, if any, including, without limitation, the Leases, and not merely an assignment as additional security for the indebtedness described above.

The Mortgagor does hereby further covenant and agree as follows:

Section 1. Mortgagee as Agent. The Mortgagor does hereby irrevocably appoint the Mortgagee to be its agent for the management of the Premises, and does hereby authorize the Mortgagee to let and re-let the Premises, or any part thereof, according to its own discretion, and to bring or defend any suits in connection with the Premises in its own name or in the name of the Mortgagor as it may deem necessary or expedient, and to make such repairs to the Premises as it may deem proper or advisable, and to do anything in or about the Premises that the Mortgagor might do, hereby ratifying and confirming anything and everything that the Mortgagee may do.

Section 2. Collection of Rents. The Mortgagor does hereby irrevocably authorize the Mortgagee in its own name to collect all of said rents, avails, issues and profits arising or

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accruing at any time hereafter and all now due or that may hereafter become due and to use such measures, legal or equitable, as in its discretion it may deem necessary or proper to enforce the payment or the security of such rents, avails, issues and profits, or to secure and maintain possession of the Premises or any portion thereof.

Section 3. Application of Rents. It is understood and agreed that the Mortgagee shall have the power to use and apply said rents, avails, issues and profits toward the payment of any present or future indebtedness or liability of the Mortgagor to the Mortgagee, due or to become due, or that may hereafter be contracted, including, without limitation, the Loan and also toward the payment of all expenses for the care and management of the Premises, including taxes, insurance, assessments, usual and customary commissions to a real estate broker for the leasing and/or collecting of rents for the Premises or any part thereof, and for the expense of such attorneys, agents and servants as may be employed by the Mortgagee for such purposes.

Section 4. Successors in Interest. It is further understood and agreed that this Assignment shall be binding upon and inure to the benefit of the successors and assigns of the Mortgagor and the Mortgagee, respectively, including any participant in any loan hereby secured, and shall be construed as a covenant running with the land and shall continue in full force and effect until all of the indebtedness or liability of the Mortgagor to the Mortgagee shall have been paid in full, at which time this Assignment and the rights and powers granted hereunder shall terminate.

Section 5. Exercise Upon Default. It is understood and agreed that the Mortgagee shall not exercise its rights and powers under this Assignment until after default in the payment of principal of and/or interest on the indebtedness evidenced by the said Mortgage Note, or until after a default occurs under any document securing said indebtedness, in each case after the expiration of any applicable grace period, and the Mortgagor shall have a license to collect the rentals from the Premises in the absence of such a default and the expiration of any such grace period. Without limitation on any other remedies which the Mortgagee may be entitled to exercise in order to enforce this Assignment, the rights and powers of the Mortgagee under this Assignment may be exercised upon written notice by the Mortgagee to the Mortgagor and any one or more tenants under any lease or tenancy of the Premises or any portion thereof, and in order to enforce such rights and powers, it shall not be necessary for the Mortgagee to obtain possession of the Premises, or to institute any legal action or proceeding whatsoever, including, without limitation, any action to foreclose the Mortgage or to appoint a receiver for the Premises.

Section 6. Time of Essence. Time is of the essence of this Assignment and of each and every provision hereof.

Section 7. No Waiver. Failure of the Mortgagee to exercise any right which it may exercise hereunder shall not be deemed a waiver by the Mortgagee of its rights of exercise thereafter.

Section 8. Giving of Notice. All notices and other communications provided for in this Assignment ("**Notices**") shall be in writing. The "**Notice Addresses**" of the parties for purposes of this Assignment are as follows:

The Mortgagor: c/o II in One Contractors

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4344 W 45th St, Chicago, IL 60632

The Mortgagee: Wheaton Bank & Trust Company
211 South Wheaton Avenue
Wheaton, Illinois 60187
Attention: Christopher Van Tassel

or such other address as a party may designate by notice duly given in accordance with this Section to the other parties. A Notice to a party shall be effective when delivered to such party's Notice Address by any means, including, without limitation, personal delivery by the party giving the Notice, delivery by United States regular, certified or registered mail, or delivery by a commercial courier or delivery service. If the Notice Address of a party includes a facsimile number or electronic mail address, Notice given by facsimile or electronic mail shall be effective when delivered at such facsimile number or email address. If delivery of a Notice is refused, it shall be deemed to have been delivered at the time of such refusal of delivery. The party giving a Notice shall have the burden of establishing the fact and date of delivery or refusal of delivery of a Notice.

Section 9. Entire Agreement; No Reliance. This Assignment sets forth all of the covenants, promises, agreements, conditions and understandings of the parties relating to the subject matter of this Assignment, and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between them relating to the subject matter of this Assignment other than as are herein set forth. The Mortgagor acknowledges that it is executing this Assignment without relying on any statements, representations or warranties, either oral or written, that are not expressly set forth herein.

Section 10. Modification, Waiver and Termination. This Assignment and each provision hereof may be modified, amended, changed, altered, waived, terminated or discharged only by a written instrument signed by the party sought to be bound by such modification, amendment, change, alteration, waiver, termination or discharge.

Section 11. Execution of Counterparts. This Assignment may be executed in several counterparts and all such executed counterparts shall constitute one agreement binding on the parties hereto.

Section 12. Severability. If any part of this Assignment is or shall be invalid for any reason, the same shall be deemed to be severable from the remainder thereof and such invalidity shall in no way affect or impair the validity of this Assignment as a whole or any other part or portion thereof.

Section 13. Construction.

(a) The words "hereof," "herein," "hereunder," and other words of similar import refer to this Assignment as a whole and not to the individual Sections in which such terms are used.

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(b) References to Sections and other subdivisions of this Assignment are to the designated Sections and other subdivisions of this Assignment as originally executed.

(c) The headings of this Assignment are for convenience only and shall not define or limit the provisions hereof.

(d) Where the context so requires, words used in the singular shall include the plural and vice versa, and words of one gender shall include all other genders.

(e) Wherever in this Assignment provision is made for the approval or consent of the Mortgagee, or that any matter is to be to the Mortgagee's satisfaction, or that any matter is to be as estimated or determined by the Mortgagee, or the like, unless specifically stated to the contrary, such approval, consent, satisfaction, estimate, determination or the like shall be made determined or given by the Mortgagee in its sole and absolute discretion.

(f) Notwithstanding any other provision of this Assignment or any of the other Loan Documents (as defined in the Mortgage), wherever in this Assignment provision is made for the approval or consent of the Mortgagee with respect to a matter, if the Mortgagee elects to grant such approval or consent, it shall not be unreasonable for the Mortgagee to make such approval or consent subject to the condition that such matter must also be approved or consented to in writing by any one or more of any guarantors of the Loan and any parties other than the Mortgagor that have provided collateral for the Loan.

(g) The Mortgagor and the Mortgagee, and their respective legal counsel, have participated in the drafting of this Assignment, and accordingly the general rule of construction to the effect that any ambiguities in a contract are to be resolved against the party drafting the contract shall not be employed in the construction and interpretation of this Assignment.

Section 14. Governing Law. This Assignment is prepared and entered into with the intention that the law of the State of Illinois shall govern its construction.

Section 15. Litigation Provisions.

(a) **THE MORTGAGOR CONSENTS AND SUBMITS TO THE JURISDICTION OF ANY STATE OR FEDERAL COURT LOCATED IN CHICAGO, ILLINOIS, AND OF ANY STATE OR FEDERAL COURT LOCATED OR HAVING JURISDICTION IN THE COUNTY IN WHICH THE PREMISES ARE LOCATED, IN WHICH ANY LEGAL PROCEEDING MAY BE COMMENCED OR PENDING RELATING IN ANY MANNER TO THIS ASSIGNMENT, THE LOAN OR ANY OF THE OTHER LOAN DOCUMENTS.**

(b) **THE MORTGAGOR AGREES THAT PROCESS IN ANY LEGAL PROCEEDING RELATING TO THIS ASSIGNMENT, THE LOAN OR ANY OF THE OTHER LOAN DOCUMENTS MAY BE SERVED ON THE MORTGAGOR AT ANY LOCATION.**

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(c) MORTGAGOR AGREES THAT ANY LEGAL PROCEEDING RELATING TO THIS ASSIGNMENT, THE LOAN OR ANY OF THE OTHER LOAN DOCUMENTS MAY BE BROUGHT AGAINST THE MORTGAGOR IN ANY STATE OR FEDERAL COURT LOCATED IN CHICAGO, ILLINOIS, OR ANY STATE OR FEDERAL COURT LOCATED OR HAVING JURISDICTION IN THE COUNTY IN WHICH THE PREMISES ARE LOCATED. THE MORTGAGOR WAIVES ANY OBJECTION TO VENUE IN ANY SUCH COURT AND WAIVES ANY RIGHT IT MAY HAVE TO TRANSFER OR CHANGE THE VENUE FROM ANY SUCH COURT.

(d) THE MORTGAGOR AGREES THAT IT WILL NOT COMMENCE ANY LEGAL PROCEEDING AGAINST THE MORTGAGEE RELATING IN ANY MANNER TO THIS ASSIGNMENT, THE LOAN OR ANY OF THE OTHER LOAN DOCUMENTS IN ANY COURT OTHER THAN A STATE OR FEDERAL COURT LOCATED IN CHICAGO, ILLINOIS, OR IF A LEGAL PROCEEDING IS COMMENCED BY THE MORTGAGEE AGAINST THE MORTGAGOR IN A COURT IN ANOTHER LOCATION, BY WAY OF A COUNTERCLAIM IN SUCH LEGAL PROCEEDING.

(e) THE MORTGAGOR HEREBY WAIVES TRIAL BY JURY IN ANY JUDICIAL PROCEEDING RELATING TO THIS ASSIGNMENT, THE LOAN OR ANY OF THE OTHER LOAN DOCUMENTS.

Section 16. Trustee's Exculpation. This Assignment is executed by Assignor, not personally but as Trustee under the aforesaid Trust in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Trustee hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein shall be construed as creating any liability on said Trustee personally to pay the Notes or any interest that may accrue thereon or any other indebtedness accruing hereunder, or to perform any other covenant contained herein, whether express or implied. Lender and every person now or hereafter claiming any right or security hereunder shall look solely to the rights and property conveyed herein for the payment of said indebtedness by the enforcement of the lien hereby created and in the manner provided herein and in the Note described herein, or by action against any other security given to secure the payment of said Note or by action to enforce the personal liability of the guarantors (if any) of said Note.

[SIGNATURE PAGE(S) AND EXHIBIT(S),
IF ANY, FOLLOW THIS PAGE]

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IN WITNESS WHEREOF, the Mortgagor has caused this instrument to be executed as of the date first written above.

MARQUETTE BANK F/K/A
MARQUETTE NATIONAL BANK
Marquette National Bank, as Trustee under
Trust Agreement dated May 5, 1989 and known
as Trust Number 12116 AND NOT PERSONALLY

Exculpatory clause attached hereto
and made a part hereof

By Joyce A. Madsen
Printed Name: Joyce A. Madsen
Title: TRUST OFFICER

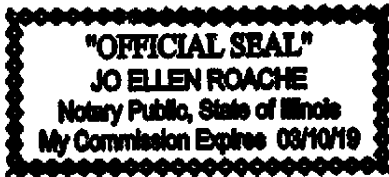
STATE OF ILLINOIS)
)
COUNTY OF COOK)

SS

ATTEST: Cherice Hoard
Cherice Hoard Assistant Secretary

MARQUETTE BANK F/K/A
MARQUETTE NATIONAL BANK

The foregoing instrument was acknowledged before me this 2nd day of January, 2018, by Joyce A. Madsen, Cherice Hoard TRUST OFFICER Assistant Secretary of Marquette National Bank, as Trustee under Trust Agreement dated May 5, 1989 and known as Trust Number 12116, on behalf of the company.



JO ELLEN ROACHE
Printed Name: Jo Ellen Roache
Notary Public

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This document is executed by MARQUETTE BANK, not personally but as Trustee under Trust No. 18116 as aforesaid, in the exercise of power and authority conferred upon and vested in said Trustee as such, and it is expressly understood and agreed by and between the parties hereto anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right but solely in the exercise of the powers conferred upon it as such Trustee and that no personal responsibility is assumed by nor shall at any time be asserted or enforceable against MARQUETTE BANK, on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any being expressly waived and released.

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EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

That part of Lot "B" in the Circuit Court partition of the South 1/2 and that part of the Northwest 1/4 lying South of the Illinois and Michigan Canal Reserve of Section 3, Township 38 North, Range 13 East of the Third Principal Meridian, according to the Plat of Said Circuit Court partition recorded in the office of the recorder of Cook County, Illinois, in Book 67 of Plats page 44 on April 29, 1897 as document 2530529, bounded and described as follows: Beginning at the point of intersection of the North Line of West 45TH Street (a private street) and a line parallel to and 119.93 feet East of the North and South Center Line of Said Section 3; Thence North Along said parallel line to its intersection with a line parallel to and 953.57 feet South of the East and West Center Line of Section 3 thence West along last described parallel line to a point 24.93 feet East of said North and South Center Line of Said Section 3; thence Northwesterly to a point on a line parallel to and 935.32 feet South of the East and West Center Line of Said Section 3; which point is 83 feet West of said North and South Center Line of Section 3; Thence West along last described parallel line to a point 249.28 feet West of said North and South Center Line of Section 3; thence Southeasterly to a point on a line parallel to and 970.57 feet South of Said East and West Center Line of Section 3; said point being 3.25 feet East of said North and South Center Line of Section 3; Thence East along last described parallel line to its intersection with a line parallel to and 24.93 feet East of said North and South Center Line of Section 3; thence South along last described parallel line to its intersection with said North Line of West 45TH street, Thence East along said North Line of West 45TH street to the point of beginning, the foregoing description is based upon the following definitions: The West 45TH street is defined as a strip of Land lying in Lot "B" of the Subdivision recorded in book 67 of Plats, page 44, on April 29, 1897 as document 2530529, which is 66 feet in width extending Westerly from a straight line parallel to and 1008.93 feet East of the North and South Center line of Section 7, being the East Line of South tripp Avenue extended Northerly, to a straight line parallel to and 473.07 feet West of said North and South Center line of Section 3, the South Line of Said Strip is a straight line parallel to and 1366.32 feet South of Said East and West Center Line of Section 3, the North Line of said strip is a straight line parallel to and 66 feet North of the South Line of Said Strip the North and South Center line of Said Section 3 is defined as a straight line drawn from a point on the North Line of said Section 3 measured 2642.14 feet West from the Northeast corner of Said Section 3 and measured 2642.84 Feet East from the Northwest Corner of Said Section 3, to a point on the South Line of said Section 3, measured 2669.37 feet West from the South East corner of Said Section 3 and measured 2668.04 Feet East from the Southwest corner of Said Section 3 the East and West Center Line of Said Section 3 is defined as a straight line drawn from a point on the East Line of said Section 3 measured 2597.19 feet South from the Northeast corner of said Section 3 and measured 2597.19 feet South from the Northeast Corner said Section 3 and measured 2669.84 feet from the Southeast Corner of Section 3 to a point on the West Line of said Section 3 measured 2598.77 feet South of the Northwest corner of Said Section 3 and measured 2661.19 feet North from the South West Corner of Said Section 3, all in Cook County, Illinois.

Property Address: 4344 W 45th St, Chicago, IL 60632

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Permanent Tax Id: 19-03-400-024-0000

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