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Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/08/2019 09:32 AM Pg: 1 of 9

**THIS INSTRUMENT WAS  
PREPARED BY:**

Carrie A. Dolan  
Cohon Raizes & Regal LLP  
208 S. LaSalle Street  
Suite 1440  
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**AFTER RECORDING  
RETURN TO:**

First Secure Community Bank  
670 N. Sugar Grove Parkway  
(Rt.47)  
Sugar Grove, Illinois 60054

**PERMANENT INDEX  
NUMBER:**

14-31-206-001-0000  
14-31-206-002-0000  
14-31-206-003-0000  
14-31-206-004-0000  
14-31-206-005-0000

**PROPERTY ADDRESS:**

1820 W. Webster Avenue  
Chicago, Illinois 60614

303648 not 2 of 2

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## ASSIGNMENT OF RENTS AND LEASES

This Assignment of Rents and Leases ("Assignment") is made as of June 26, 2019 (the "Effective Date"), by **Webster Point Properties Inc.**, also doing business as Webster Point Properties, Inc., an Illinois corporation ("Assignor") to **First Secure Community Bank**, an Illinois banking institution ("Assignee").

### WITNESSETH, THAT:

FOR VALUE RECEIVED, Assignor hereby grants, transfers, assigns and sets over to Assignee all of the right, title and interest of Assignor: (i) in and to all of the rents, issues and profits of and from the real estate legally described in attached and incorporated Exhibit A, (the "Premises"); (ii) in and to all leases (herein generally called "Leases") now or hereafter existing on all or any part of the Premises; (iii) rights and claims for damages against tenants arising out of defaults under Leases, including rights to compensation with respect to rejected Leases pursuant to Section 365(a) or replacement Section thereto of the Bankruptcy Code of the United

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States; and (iv) the proceeds (hereinafter called "Proceeds") payable upon exercise of any option including an option to terminate or an option to purchase contained in any Lease.

A. All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Loan Agreement of even date herewith ("Loan Agreement") between Assignor and Assignee.

B. In order to induce Assignee to extend credit to each Assignor and to enter into, continue or extend the Bank Documents (as defined herein), Assignor has expressly agreed that the obligations under the Bank Documents will be fully secured by all of the assets of Assignor, as further set forth herein and documented as part of the other Bank Documents.

C. Assignee has required, as a condition to entering into the Loan Agreement and the Note (as defined herein), Mortgage (as defined herein) and extending credit to Assignor, that Assignor secure the Bank Documents (as defined herein) with a lien on certain of the assets of Assignor, including the security interest and liens granted under the terms of this Agreement.

D. Under the terms of the Loan Agreement, Assignee will extend credit to Assignor pursuant to the Promissory Note in favor of Assignee of even date herewith in the original principal amount equal to \$3,000,000 (the "Note").

F. The Loan Agreement, Mortgage, this Assignment, Security Documents and the other Related Documents shall be collectively referred to herein as the "Bank Documents".

WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, IT IS AGREED AS FOLLOWS:

1) Assignor hereby grants, transfers and assigns to Assignee all of the right, title and interest of Assignor in and to the Leases and in and to the right to the use and possession of the Premises, including any and all of the rents, issues, profits, payments and avails now due or which may hereafter become due under and by virtue of any Lease, whether written or oral, 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 between Assignor or any other present, prior or subsequent owner of the Premises or any interest therein or which may be made or agreed to by Assignee, its successors or assigns under the powers herein granted, and any tenant or occupant of all or any part of the Premises for the purpose of securing:

a) Payment of the indebtedness evidenced by the Loan Agreement and the Note (the "Loan Agreement" and collectively with the Note, the "Agreements"). The Agreements are secured by that certain First Mortgage, Security Agreement, Assignment of Rents And Leases And Fixture Filing (the "Mortgage") dated the Effective Date, to Assignee upon the Premises, and filed for record in the proper office of the county and state where the Premises are located, which Mortgage and Agreements are held by or for the benefit of Assignee. All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Loan Agreement.

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b) Payment of all other sums with interest thereon becoming due and payable to Assignee herein and contained in the Agreements and Mortgage.

c) Performance and discharge of each and every term, provision, condition, obligation, covenant and agreement of Assignor herein and contained in the Agreements and Mortgage.

2) Assignor represents and agrees that: (a) Assignor is the lessor under the Leases, in each case either directly or as successor in interest to the named lessor thereunder; (b) the Leases are not in default; (c) Assignor is entitled to receive all of the rents, issues and profits and to enjoy all the other rights and benefits mentioned herein and assigned hereby; (d) the Leases have not been heretofore sold, assigned, transferred or set over by any instrument now in force and will not at any time during the life of these presents be sold, assigned, transferred or set over by the Assignor or by any person or persons whomsoever; and (e) that the Assignor has good right to sell, assign, transfer and set over the Leases and to grant to and confer upon the Assignee the rights, interest, powers and/or authorities herein granted and conferred.

3) Assignor will, from time to time, execute upon request of the Assignee, any and all instruments requested by the Assignee to carry this instrument into effect or to accomplish any other purposes deemed by the Assignee to be necessary or appropriate in connection with this Assignment or the Premises, including, without limitation, specific assignments of any lease or agreement relating to the use or occupancy of the Premises or any part thereof now or hereafter in effect as may be necessary or desirable, in the opinion of Assignee.

4) This Assignment shall in no way operate to restrict or prevent the Assignee from pursuing any remedy which it now or hereafter may have because of any present or future breach of the terms or conditions of the Mortgage and/or the Agreements.

5) The Assignee shall not in any way be responsible for failure to do any or all of the things for which rights, interests, power and/or authority are herein granted it; and the Assignee shall not be responsible for or liable upon any of the agreements, undertakings or obligations imposed upon the lessor under the Leases or other agreements with respect to the Premises.

6) The Assignee shall be accountable only for such cash as it actually receives under the terms hereof.

7) Failure of the Assignee to do any of the things or exercise any of the rights, interests, powers and/or authorities hereunder shall not be construed to be a waiver of any of the rights, interests, powers or authorities hereby assigned and granted to the Assignee.

8) The Assignee may assign this Assignment and any and all rights accruing hereunder to any subsequent assignee and holder of the Agreements and Mortgage for which this Assignment is given as additional security.

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9) It is understood that the assignment of the Leases and of the rents, issues and profits of and from the Premises as effected hereby is an absolute assignment which is effective as at the date hereof and, upon demand by Assignee to the lessee under any the Leases or to any person liable for any of the rents, issues, profits and other payments of and from the Premises or any part thereof, such lessee or person liable for any of such rents, issues, payments and profits shall, and is hereby authorized and directed to, pay to or upon the order of Assignee, and without inquiry of any nature, all rents then owing or thereafter accruing, or other payments required to be made, under the Leases or any other instrument or agreement, oral or written, giving rise to an obligation to pay rents, issues, profits or other payments in connection with the Premises.

10) So long as there shall exist no defaults by Assignor in the payment of any indebtedness secured hereby, or in the performance of any obligation, covenant or agreement herein or contained in the Agreements or Mortgage, which remains uncured after the expiration of any applicable cure period, Assignee shall not demand from lessees under the Leases or other persons liable therefore, any of the rents, issues, payments and profits hereby assigned but shall permit the Assignor to collect, upon but not prior to accrual, all such rents, issues, payments and profits from the Premises and the Leases and to retain and enjoy the same; provided that notwithstanding the provisions of this Section, all lessees under the Leases and all other persons liable for rents, issues, payments and profits of and from the Premises shall comply with any demands for rents made by Assignee pursuant to the provisions of this Assignment without regard to whether or not the same is made in compliance with this Section.

11) Upon or at any time after default in the payment of any indebtedness evidenced by the Agreements or secured hereby or by the Mortgage, or in the performance of any term, provision, condition, obligation, covenant or agreement herein or contained in the Note or Mortgage, and the expiration of any period of grace, if any, with respect to any such default as provided for in the Note or Mortgage, the Assignee may declare all sums secured hereby immediately due and payable and may, at Assignee's option, without notice, either in person or by agent with or without bringing any action or proceeding, or by a receiver to be appointed by a court, enter upon, take possession of, and manage and operate the Premises and each and every part and parcel thereof; and in connection therewith, in its own name or the name of Assignor, the Assignee may make, cancel, enforce or modify Leases, fix or modify rent, repair, maintain and improve the Premises, employ contractors, subcontractors and workmen in and about the Premises, obtain and evict tenants, sue for or otherwise collect or reserve any and all rents, issues, payments and profits, including those past due and unpaid, employ leasing agents, managing agents, attorneys and accountants in connection with the enforcement of Assignee's rights hereunder and pay the reasonable fees and expenses thereof, and otherwise do and perform any and all acts and things which Assignee may deem necessary or appropriate in and about the Premises for the protection thereof or the enforcement of Assignee's rights hereunder or under the Agreements or Mortgage; and any and all amounts expended by Assignee in connection with the foregoing shall constitute so much additional indebtedness secured hereby. Assignee shall apply any monies collected by Assignee, as aforesaid, less costs and expenses incurred, as aforesaid, upon any indebtedness secured hereby in such order and manner as Assignee may determine. The entering upon and taking possession of the Premises, the collection of rents, issues, payments and profits, the exercise of any of the rights hereinabove specified and the application

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of collections, as aforesaid, shall not cure, waive, modify or affect any default hereunder or under the Agreements or Mortgage.

12) Any tenants or occupants of any part of the Premises are hereby authorized to recognize the claims and demands of Assignee hereunder without investigating the reason for any action taken by the Assignee or the validity or the amount of indebtedness owing to the Assignee or the existence of any default hereunder or under the Agreements or Mortgage or the application to be made by the Assignee of any amounts to be paid to the Assignee. The sole signature of the Assignee shall be sufficient for the exercise of any rights under this Assignment and the sole receipt of the Assignee for any sums received shall be a full discharge and release therefore to any such tenant or occupant of the Premises. Checks for all or any part of the rentals or other payments collected under this Assignment shall be drawn to the exclusive order of the Assignee.

13) The Assignee shall not be obligated to perform or discharge, nor does it hereby undertake to perform or discharge, any obligation, duty or liability under the Leases, nor shall this Assignment operate to place upon Assignee responsibility for the control, care, management or repair of the Premises or the carrying out of any of the terms and conditions of the Leases; nor shall it operate to make the Assignee responsible or liable for any waste committed on the Premises by a lessee or any other party, or for any dangerous or defective condition of the Premises, or for any negligence in the management, upkeep, repair or control of the Premises resulting in loss or injury or death to any tenant, licensee, invitee, employee or stranger; and nothing herein or in the Mortgage contained, and no exercise by Assignee of any of the rights herein or in the Mortgage conferred shall constitute or be construed as constituting Assignee a "mortgagee in possession" of the Premises, in the absence of the taking of actual possession of the Premises by Assignee pursuant to the provisions hereof.

14) Except with respect to Assignee's gross negligence or willful misconduct, the Assignor shall and does hereby agree to indemnify, defend and to hold Assignee harmless of and from any and all liability, loss or damage which it may or might incur under the Leases or under or by reason of this Assignment and of and from any and all claims and demands whatsoever which may be asserted against it by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in the Leases. Should the Assignee incur any such liability, loss or damage under the Leases or under or by reason of this Assignment, or in the defense of any such claims or demands, the amount thereof, including costs, expenses and reasonable attorneys' fees, shall be secured hereby, and Assignor shall reimburse the Assignee therefore immediately upon demand, and upon the failure of Assignor so to do the Assignee may declare all sums secured hereby immediately due and payable.

15) The Assignee has not received nor been transferred any security deposited by any lessee with the lessor under the terms of the Leases, and the Assignee assumes no responsibility or liability for any security so deposited.

16) Except as expressly permitted in the Mortgage, Assignor will not: (a) modify, change, alter, supplement, amend, surrender or accept surrender of any of the Leases and any

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attempt at any of the foregoing shall be void; (b) execute any other assignment or pledge of the rents from the Premises or any part thereof, or of the Assignor's interest in any of the Leases, except to Assignee; (c) execute any Lease except for actual occupancy by the lessee thereunder; (d) permit any Lease to become subordinate to any lien other than liens securing the indebtedness secured hereby, or liens for general real estate taxes not delinquent; or (e) execute hereafter any Lease unless Assignor has used diligent efforts to obtain a provision in such Lease providing that lessee acknowledges that such Lease has been assigned pursuant to this Assignment and agrees not to look to Assignee as mortgagee, mortgagee in possession or successor in title to the Premises for accountability for any security deposit required by the lessor under such Lease unless such sums have actually been received in cash by Assignee as security for lessee's performance under such Lease, without Assignee's prior written consent, which consent shall not be unreasonably withheld or delayed.

17) Assignor has not, and will not, accept rent in advance under any Leases or other agreement of all or any part of the Premises excepting only monthly rents for current months which may be paid in advance.

18) Assignor will: (a) at Assignee's request, cause this Assignment to be served upon the lessee under each Lease; (b) at Assignor's sole cost and expense, cause this Assignment to be recorded and filed and re-recorded and re-filed in each and every public office in which such filing and recording may be necessary to constitute record notice of this Assignment and the terms and provisions hereof as applicable to the Premises; (c) at all times promptly and faithfully abide by, discharge or perform all of the covenants, conditions and agreements contained in each Lease; (d) enforce or secure the performance of all of the covenants, conditions and agreements of the Leases on the part of the lessees to be kept and performed; (e) appear in and defend any action or proceeding arising under, growing out of or in any manner connected with any Lease or the obligations, duties or liabilities of Assignor, as lessor, and of the lessees thereunder, and pay all costs and expenses of Assignee, including reasonable attorneys' fees in any such action or proceeding in which Assignee may appear; (f) furnish to Assignee, within ten (10) days after a request by Assignee to do so, a written statement containing the names of all lessees of the Premises, or any part thereof, the terms of their respective Leases, the space occupied and the rentals payable thereunder; and (g) exercise within five (5) days of the demand therefor by Assignee, any right to request from the lessee under any Lease a certificate with respect to the status thereof.

19) Upon payment in full of all indebtedness secured hereby, this Assignment shall be and become void and of no effect.

20) This Assignment applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. Wherever the term "Assignor" is used herein, such reference shall be deemed to mean each Assignor whose name appears below, severally (and in the case of a land trust assignor, the trust beneficiaries), and all such Assignors, jointly and severally, and their respective heirs, legatees, devisees, executors, successors and assigns. Wherever the term "Assignee" is used herein, such term shall include all successors and assigns, including each and every from time to time owner and holder

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of the Note, of the Assignee named herein who shall have, hold and enjoy all of the rights, powers and benefits hereby afforded and conferred upon Assignee as fully and with the same effect as if such successors and assigns of Assignee were herein by name designated as Assignee.

21) In the event any lessee under the Leases should be the subject of any proceeding under the Federal Bankruptcy Code, as amended from time to time, or any other federal, state or local statute which provides for the possible termination or rejection of the Leases assigned hereby, the Assignor covenants and agrees that if any of the Leases is so terminated or rejected, no settlement for damages shall be made without the prior written consent of Assignee, and any check in payment of damages for termination or rejection of any such Lease will be made payable both to Assignor and Assignee; and the Assignor hereby assigns any such payment to Assignee and further covenants and agrees that upon the request of Assignee, it will duly endorse to the order of Assignee any such check, the proceeds of which will be applied to whatever portion of the indebtedness secured by this Assignment that Assignee may elect.

22) All notices concerning this Assignment shall be given in writing, as follows: (i) by actual delivery of the notice into the hands of the party entitled to receive it, in which case such notice shall be deemed given on the date of delivery; (ii) by mailing such notice by registered or certified mail, return receipt requested, in which case such notice shall be deemed given two (2) days from the date of its mailing; (iii) by facsimile transmission, (iv) by electronic mail (email) or (v) by Federal Express, UPS, Airborne or any other overnight carrier, in which case such notice shall be deemed given one (1) day from the date of its transmission. All notices which concern this Assignment shall be addressed as follows:

To the Assignee:

First Secure Community Bank  
670 N. Sugar Grove Parkway (Rt.47)  
Sugar Grove, Illinois 60554  
Attention:  
Fax No.: 630-466-3563  
Email: [rtreccia@1stsecurebank.com](mailto:rtreccia@1stsecurebank.com)

To the Assignor:

Webster Point Properties, Inc.  
1820 W. Webster Avenue, Unit 101  
Chicago, IL 60614  
Attn: Mr. Brian Crumlish  
E-mail: [bcrum1820@gmail.com](mailto:bcrum1820@gmail.com)

With a copy to:

Mark R. Valley  
6655 Main Street, Suite 120  
Downers Grove, IL 60516  
Facsimile: (630) 541-3518

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23) Nothing herein contained shall be deemed to imply the consent of Assignee to any lease containing an option, right of first refusal or similar right to purchase all or any part of the Premises, and no Lease shall contain or provide for such right, and no such right shall have any force or effect or be enforceable against the Premises or any part thereof, without the prior written consent of Assignee, which consent shall not be unreasonably withheld or delayed.

IN WITNESS WHEREOF, the Assignor has executed this Assignment of Rents and Leases as of the Effective Date.

ASSIGNOR:

**WEBSTER POINT PROPERTIES INC., also  
doing business as Webster Point Properties, Inc.,  
an Illinois corporation**

By: \_\_\_\_\_  
Amos Lev Levy, President

Czech Republic )  
District of Prague )  
U.S. EMBASSY PRAGUE ) ss  
City of Prague )  
Embassy of the United States )  
of America )  
PRAGUE, CZECH REPUBLIC )

The undersigned, a Notary Public in and for the U.S. Embassy Prague, Prague, Czech Republic, DOES HEREBY CERTIFY that Amos Lev Levy, the President of Webster Point Properties Inc., also doing business as Webster Point Properties, Inc., an Illinois corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President, he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25<sup>th</sup> day of June, 2019.

SEAL

\_\_\_\_\_  
Jessica Perginall  
Notary Public  
Notarizing Officer

My Commission expires:

MY COMMISSION IS INDEFINITE



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## EXHIBIT A

### LEGAL DESCRIPTION

The Real Estate referred to in this Assignment of Rents is described as follows:

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

Parcel 1: Lot 15 in Block 4 in Fullerton's Addition to Chicago a subdivision of that part of the Southeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, lying West of the North Branch of the Chicago River and that part of the North Half of the Northeast Quarter of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, lying West of said Chicago River and West of the Chicago and Northwestern Railroad, Milwaukee Division, in Cook County, Illinois.

Parcel 2: Lot 16 in Block 4 in Fullerton's Addition to Chicago a subdivision of that part of the Southeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, lying West of the North Branch of the Chicago River and that part of the North Half of the Northeast Quarter of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, lying West of said Chicago River and West of the Chicago and Northwestern Railroad, Milwaukee Division, in Cook County, Illinois.

Parcel 3: Lot 17 in Block 4 in Fullerton's Addition to Chicago a subdivision of that part of the Southeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, lying West of the North Branch of the Chicago River and that part of the North Half of the Northeast Quarter of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, lying West of said Chicago River and West of the Chicago and Northwestern Railroad, Milwaukee Division, in Cook County, Illinois.

Parcel 4: Lot 18 in Block 4 in Fullerton's Addition to Chicago a subdivision of that part of the Southeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, lying West of the North Branch of the Chicago River and that part of the North Half of the Northeast Quarter of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, lying West of said Chicago River and West of the Chicago and Northwestern Railroad, Milwaukee Division, in Cook County, Illinois.

Parcel 5: Lots 19, 20 and 21 in Block 4 in Fullerton's Addition to Chicago a subdivision of that part of the Southeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, lying West of the North Branch of the Chicago River and that part of the North Half of the Northeast Quarter of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, lying West of said Chicago River and West of the Chicago and Northwestern Railroad, Milwaukee Division, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 14-31-206-001-0000, 14-31-206-002-0000, 14-31-206-003-0000, 14-31-206-004-0000 and 14-31-206-005-0000

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