

This Document Prepared by and after Recording Return to:

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RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 06/30/2023 02:28 PM PG: 1 OF 9

Doc# Fee \$18.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/30/2023 02:28 PM PG: 0

ASSIGNMENT OF RENTS AND LEASES

THIS ASSIGNMENT OF RENTS AND LEASES ("Assignment") is made and delivered as of the 28th day of June 2023, by SpringView SFR Owner LLC, a Delaware limited liability company ("Assignor"), to and "in the benefit of GreenState Credit Union, its successors and assigns ("Assignee"). Any capitalized term not defined herein shall have the definition provided by the Loan Agreement between Assignor and Assignee dated as of the date hereof (the "Loan Agreement").

RECITALS:

- A. Assignee has agreed to ican to Assignor the principal amount of Nineteen Million Two Hundred Seventy-One Thousand Eight r'un dred Thirty-Two and 00/100 Dollars (\$19,271,832.00) (as modified from time to time, the "Loan"). Assignor is executing a certain Promissory Note of even date herewith (as the same may be amended, modified, estated or replaced from time to time, the "Note") payable to the order of Assignee to evidence the Loan.
- B. A condition precedent to Assignee's making of the Loan to Assignor is the execution and delivery by Assignor of this Assignment.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto mutually agree as follows:

- 1. <u>Definitions</u>. All capitalized terms which are not defined herein shall have the meanings ascribed thereto in that certain Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing of even date herewith from Assignor for the benefit of Assignee (as amended, modified, replaced or restated from time to time, the "Mortgage") given as security for the Loan.
- Assignee, all of the right, title and interest of Assignor in and to (i) all of the rents, revenues, issues, profits, proceeds, receipts, income, accounts and other receivables arising out of or from the land legally described in Exhibit A attached hereto and made a part hereof and all buildings and other improvements located thereon (said land and improvements being hereinafter referred to collectively as the "Premises"), including, without limitation, lease termination fees, purchase option fees and other fees and expenses payable under any lease; (ii) all leases and subleases (collectively, "Leases"), now or hereafter existing, of all or any part of the Premises together with all guaranties of any of such Leases and all security deposits delivered by tenants thereunder, whether in cash or letter of credit; (iii) all rights and claims for damage against tenants arising out of defaults under the Leases, including rights to termination fees and compensation with respect to rejected Leases pursuant to Section 365(a) of the Federal Bankruptcy Code or any replacement Section thereof; and (iv) all tenant improvements and fixtures located on the Premises. This Assignment is an absolute transfer and assignment of the foregoing interests to Assignee given to secure:

- (a) Payment by Assignor when due of (i) the indebtedness evidenced by the Note and any and all renewals, extensions, replacements, amendments, modifications and refinancings thereof; (ii) any and all other indebtedness and obligations that may be due and owing to Assignee by Assignor under or with respect to the Loan Agreement or Loan Documents (as defined in the Loan Agreement) or any other agreement with Assignee; and (iii) all reasonable out-of-pocket costs and expenses paid or incurred by Assignee in enforcing its rights hereunder, including without limitation, court costs and reasonable attorneys' fees; and
- (b) Observance and performance by Assignor of the covenants, conditions, agreements, representations, warranties and other liabilities and obligations of Assignor or any other obligor to or benefiting Assignee which are evidenced or secured by or otherwise provided in the Note, this Assignment, the Loan Agreement, or any of the other Loan Documents, together with all amend ments and modifications thereof.
- 3. <u>Perresentations and Warranties of Assignor</u>. Assignor represents and warrants to Assignee that:
 - (a) this Assignment, as executed by Assignor, constitutes the legal and binding obligation of Assignor enforceable in accordance with its terms and provisions;
 - (b) Assignor is the essor under all Leases;
 - (c) except any assignment to be released in connection with any prior loan to be repaid with the proceeds of the Loan, there is no other existing assignment of Assignor's entire or any part of its interest in or to any of the Leases or any of the rents, issues, income or profits assigned hereunder, nor has Assignor entered into any agreement to subordinate any of the Leases or such Assignor's right to receive any of the rents, issues, income or profits assigned hereunder;
 - (d) Assignor has not executed any instrument or performed any act which may prevent Assignee from operating under any of the terms and provisions hereof or which would limit Assignee in such operation; and
 - (e) Assignor has received no notice of any defaults by the landlord and, to Assignor's knowledge, there are no material defaults by tenants under any Leases.
- 4. <u>Covenants of Assignor.</u> Assignor covenants and agrees that so long as this Assignment shall be in effect:
 - (a) Assignor shall observe and perform all of the covenants, terms, conditions and agreements contained in the Leases to be observed or performed by the lessor thereunder, and Assignor shall not do or suffer to be done anything to impair the security thereof. Assignor shall not (i) release the liability of any tenant under any Lease, (ii) consent to any tenant's withholding of rent or making monetary advances and off-setting the same against future rentals, (iii) consent to any tenant's claim of a total or partial eviction, (iv) consent to a tenant termination or cancellation of any Lease, except as specifically provided therein, or (v) enter into any oral leases with respect to all or any portion of the Premises;
 - (b) Assignor shall not collect any of the rents, issues, income or profits assigned hereunder more than thirty days in advance of the time when the same shall become due, except for security or similar deposits;

- (c) Assignor shall not make any other assignment of its entire or any part of its interest in or to any or all Leases, or any or all rents, issues, income or profits assigned hereunder, except as specifically permitted by the Loan Agreement or Loan Documents;
 - (d) Assignor shall not waive or excuse the obligation to pay rent under any Lease;
- (e) Assignor shall, at its sole cost and expense, appear in and defend any and all actions and proceedings arising under, relating to or in any manner connected with any Lease or the obligations, duties or liabilities of the lessor or any tenant or guarantor thereunder, and shall pay all costs and expenses of Assignee, including court costs and reasonable attorneys' fees, in any such action or proceeding in which Assignee may appear;
- (f) Assignor shall give prompt notice to Assignee of any notice of any default by the lessor under any Lease received from any tenant or guarantor thereunder;
- (g) Assignor shall enforce the observance and performance of each covenant, term, condition and agreement contained in each Lease to be observed and performed by the tenants and guarantors thereunder and shall promptly notify Assignee of any material breach by the tenant or guarantor under any such Lease;
- (h) Assignor shall not permit any of the Leases to become subordinate to any lien or liens other than liens securing the indebtedness secured hereby or liens for general real estate taxes not delinquent;
- (i) Assignor shall not execute negreafter any Lease unless there shall be included therein a provision providing that the tenant thereunder acknowledges that such Lease has been assigned pursuant to this Assignment and agrees not 15 look to Assignee as mortgagee, mortgagee in possession or successor in title to the Premises for accountability for any security deposit required by lessor under such Lease unless such sums have actually been received in cash by Assignee as security for tenant's performance under such Lease; and
- (j) If any tenant under any Lease is or becomes the subject of any proceeding under the Federal Bankruptcy Code, as amended from time to time, or any cone, federal, state or local statute which provides for the possible termination or rejection of the Lease assigned hereby, Assignor covenants and agrees that if any such Lease 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 Assign. or and Assignee. Assignor hereby assigns any such payment to Assignee and further covenants and rigrees that upon the request of Assignee, it will duly endorse to the order of Assignee any such check, the proceeds of which shall be applied in accordance with the provisions of Paragraph 8 below.
- 5. Rights Prior to Default. Unless or until an Event of Default (as defined in Paragraph 6) shall occur, Assignor shall have the right to collect, at the time (but in no event more than thirty days in advance) provided for the payment thereof, all rents, issues, income and profits assigned hereunder, and to retain, use and enjoy the same. Upon the occurrence of an Event of Default, Assignor's right to collect such rents, issues, income and profits shall immediately terminate without further notice thereof to Assignor, provided that Assignor's right of collection shall be reinstated upon the cure of any Event of Default and Assignee shall provide such notice of cure as is reasonably requested by Assignor. Assignee shall have the right to notify the tenants under the Leases of the existence of this Assignment at any time.
- 6. Events of Default. An "Event of Default" shall occur under this Assignment upon the occurrence of (a) a breach by Assignor of any of the covenants, agreements, representations, warranties or

other provisions hereof which is not cured or waived within the applicable grace or cure period, if any, set forth in the Mortgage or (b) any other Event of Default described in the Note, Mortgage, the Loan Agreement, or the other Loan Documents.

- 7. Rights and Remedies Upon Default. At any time upon or following the occurrence of any Event of Default, Assignee, at its option, may exercise any one or more of the following rights and remedies without any obligation to do so, without in any way waiving such Event of Default, without further notice or demand on Assignor, without regard to the adequacy of the security for the obligations secured hereby, without releasing Assignor or any guarantor of the Note from any obligation, and with or without bringing any action or proceeding to foreclose the Mortgage or any other lien or security interest granted by the Loan Agreement or Loan Documents:
 - (a) Declare the unpaid balance of the principal sum of the Note, together with all accrued and unpaid interest thereon, immediately due and payable;
 - (6) Enter upon and take possession of the Premises or portion thereof, either in person or by agent or by a receiver appointed by a court, and have, hold, manage, lease and operate the same on such terms and for such period of time as Assignee may deem necessary or proper, with full power to make from time to time all alterations, renovations, repairs or replacements thereto or thereof as may seem proper to Assignee, to make, enforce, modify and accept the surrender of Leases, to obtain and evict tenants, to fix or modify rents, and to do any other act which Assignee deems necessary or proper;
 - (c) Either with or without taking possession of the Premises, demand, sue for, settle, compromise, collect, and give acquittances for all rents, issues, income and profits of and from the Premises and pursue all remedies for enforcement of the Leases and all the lessor's rights therein and thereunder. This Assignment shall constitute an authorization and direction to the tenants under the Leases to pay all rents and other amounts payable ander the Leases to Assignee, without proof of default hereunder, upon receipt from Assignee of written notice to thereafter pay all such rents and other amounts to Assignee and to comply with any notice or demand by Assignee for observance or performance of any of the covenants, terms, conditions and agreements contained in the Leases to be observed or performed by the tenants thereunder, and Assignor and Il facilitate in all reasonable ways Assignee's collection of such rents, issues, income and profits, and upon request will execute written notices to the tenants under the Leases to thereafter pay all such rents and other amounts to Assignee; and
 - (d) Make any payment or do any act required herein of Assignor in sich manner and to such extent as Assignee may deem necessary, and any amount so paid by Assignee shall become immediately due and payable by Assignor with interest thereon until paid at the Default Rate and shall be secured by this Assignment.
- 8. <u>Application of Proceeds</u>. All sums collected and received by Assignee out of the rents, issues, income and profits of the Premises following the occurrence of any one or more Events of Default shall be applied in accordance with the Illinois Mortgage Foreclosure Law (Chapter 735, Sections 5/15-1101 et seq., Illinois Compiled Statutes) and, unless otherwise specified in such act, in such order as Assignee shall elect in its sole and absolute discretion.
- 9. <u>Limitation of Assignee's Liability</u>. Assignee shall not be liable for any loss sustained by Assignor resulting from Assignee's failure to let the Premises or from any other act or omission of Assignee in managing, operating or maintaining the Premises following the occurrence of an Event of Default. Assignee shall not be obligated to observe, perform or discharge, nor does Assignee hereby undertake to observe, perform or discharge any covenant, term, condition or agreement contained in any Lease to be

observed or performed by the lessor thereunder, or any obligation, duty or liability of Assignor under or by reason of this Assignment. Assignor shall and does hereby agree to indemnify, defend (using counsel satisfactory to Assignee) and hold Assignee harmless from and against any and all liability, loss or damage which Assignee may incur under any Lease or under or by reason of this Assignment and of and from 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 observe or perform any of the covenants, terms, conditions and agreements contained in any Lease; provided, however, in no event shall Assignor be liable for any liability, loss or damage which Assignor incurs as a result of Assignee's (or any of Assignee's employees', agents', representatives' or contractors') gross negligence or willful misconduct. Should Assignee incur any such liability, loss or damage under any Lease or under or by reason of this Assignment, or in the defense of any such claim or demand, the amount thereof, including costs, expenses and reasonable attorneys' fees, shall become immediately due and payable by Assignor with interest thereon at the Default Rate and shall be secured by wis Assignment. This Assignment shall not operate to place responsibility upon Assignee for the care, control, management or repair of the Premises or for the carrying out of any of the covenants, terms, conditions and agreements contained in any Lease, nor shall it operate to make Assignee responsible or liable for any waste committed upon the Premises by any tenant, occupant or 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, occupant, licensee, employee or stranger. Nothing set forth herein or in the Mortgage, and no exercise by Assignce of any of the rights set forth herein or in the Mortgage 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 or of the Mortgage.

- Assignee pursuant to the rights and powers granted to it hereunder shall be deemed to be a waiver by Assignee of its rights and remedies under any of the Loan Agreement or Loan Documents. This Assignment is made and accepted without prejudice to any of the rights and remedies of Assignee under the terms and provisions of such instruments, and Assignee may exercise any of its rights and remedies under the terms and provisions of such instruments either prior to, simultaneously with, or subsequent to any action taken by it hereunder. Assignee may take or release any other security for the performance of the obligations secured hereby, may release any party primarily or secondarily liable therefor, and may apply any other security held by it for the satisfaction of the obligations secured hereby without prepriors to any of its rights and powers hereunder.
- 11. <u>Further Assurances</u>. Assignor shall execute or cause to be executed such additional instruments (including, but not limited to, general or specific assignments of such ceases as Assignee may designate) and shall do or cause to be done such further acts, as Assignee may request, in order to permit Assignee to perfect, protect, preserve and maintain the assignment made to Assignee by this Assignment.
- 12. <u>Security Deposits</u>. Assignor acknowledges that Assignee has not received for its own account any security deposited by any tenant pursuant to the terms of the Leases and that Assignee assumes no responsibility or liability for any security so deposited.
- 13. Severability. If any provision of this Assignment is deemed to be invalid by reason of the operation of law, or by reason of the interpretation placed thereon by any administrative agency or any court, Assignee and Assignor shall negotiate an equitable adjustment in the provisions of the same in order to effect, to the maximum extent permitted by law, the purpose of this Assignment and the validity and enforceability of the remaining provisions, or portions or applications thereof, shall not be affected thereby and shall remain in full force and effect.

- 14. <u>Successors and Assigns</u>. This Assignment is binding upon Assignor and its legal representatives, successors and assigns, and the rights, powers and remedies of Assignee under this Assignment shall inure to the benefit of Assignee and its successors and assigns.
- Written Modifications. This Assignment shall not be amended, modified or supplemented without the written agreement of Assignor and Assignee at the time of such amendment, modification or supplement.
- paid the principal sum of the Note, together with all interest thereon, and shall have fully paid and performed all of the other obligations secured hereby and by the Loan Agreement and the other Loan Documents.
- 17 <u>Governing Law</u>. This Assignment shall be governed by and construed in accordance with the laws of the State of Illinois.
- 18. <u>Acristiction</u>. The assignor hereby consents to the exclusive jurisdiction of the state of Illinois, the state and federal courts situation in or for Cook County, Illinois and any state or federal court situated where the premises is located, and waives any objection based on forum non conveniens, with regard to any actions, claims, disputes or proceedings relating to this assignment, the collateral, any loan document, or any transactions arising thereform, or enforcement and/or interpretation of any of the foregoing. Nothing herein shall affect the Assignee's right to serve process in any manner permitted by law, or limit the Assignee's right to bring proceedings against the Assignor in the competent courts of any other jurisdiction or jurisdictions.
- 19. <u>Notices</u>. All notices, demands, requests and other correspondence which are required or permitted to be given hereunder shall be deemed sufficiently given when delivered or mailed in the manner and to the addresses of Assignor and Assignee, as the case may be, as specified in the Mortgage.
- 20. Waiver of Trial by Jury. ASSIGNOR AND ASSIGNEE (BY ACCEPTANCE HEREOF), HAVING BEEN REPRESENTED BY COUNSEL, EACH KNOWINGLY AND VOLUNTARILY WAIVES ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO ENFORCE OR DEFEND ANY RIGHTS (a) J'NDER THIS ASSIGNMENT OR ANY RELATED AGREEMENT OR UNDER ANY AMENDMENT, JNSTRUMENT, DOCUMENT OR AGREEMENT DELIVERED OR WHICH MAY IN THE FUTURE BE DELIVERED IN CONNECTION WITH THIS ASSIGNMENT OR (b) ARISING JUOM ANY BANKING RELATIONSHIP EXISTING IN CONNECTION WITH THIS ASSIGNMENT, AND AGREES THAT ANY SUCH ACTION OR PROCEEDING WILL BE TRIED BEFORE A CONTRY AND NOT BEFORE A JURY. ASSIGNOR AGREES THAT IT WILL NOT ASSERT ANY CLAIM AGAINST ASSIGNEE OR ANY OTHER PERSON INDEMNIFIED UNDER THIS ASSIGNMENT OR PUNITIVE DAMAGES.

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IN WITNESS WHEREOF, Assignor has executed and delivered this Assignment as of the day and year first above written.

AS	SI	G	N	O	R:

SpringView SFR Owner LLC,

a Delaware limited liability company

By: SpringView SFR Holdings LLC,

a Delaware limited liability company, its sole member

By: Hautley Willia Harold Willig, Manager

STATE OF Now York

SS

COUNTY OF Kings

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Harold Willig, the Manager of SpringView SFR Holdings LLC, a Delaware limited liability company, the sole member of SpringView SFR Owner LLC, a Delaware limited liability company, who is 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 he signed, scaled and delivered the said instrument as Manager of the sole member of said limited liability company, pursoant to authority given by the member of said limited liability company, as his own and free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set for h.

Given under my hand and notarial seal this 23 day of June, 2023

Notary Pub"

My Commission Expires: 11-27 - 28

ESTHER M. OLITSKY
NOTARY PUBLIC, State of New York
No. OL6156410

Qualified in Kings County
Commission Expires Nov. 27 20 1

EXHIBIT A Legal Description of Premises

THE NORTH 50 FEET OF THE SOUTH 210 FEET OF THE WEST 135.74 FEET OF THE EAST 310.74 FEET OF LOT 2 IN MARTIN MUETSCHOWS SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP THEREOF RECORDED MAY 29, 1891 AS DOCUMENT NUMBER 1478266 IN BOOK 50 OF PLATS PAGE 17 IN COOK COUNTY, ILLINOIS.

For Informational Purposes Only: 29-36-201-121-0000 Locally known as 17908 HICKORY ST., LANSING, IL 60438

AND

LOTS 6, 7 AND 8 IN BLOCK 1 IN LANSING TERRACE, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWF 57 QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

For Informational Purposes Only: 30-32-103-003-0000, 30-32-103-004-0000 AND 30-32-103-005-0000 Locally known as 3341 178TH STREET, LANSING, IL 60438

AND

LOT SIXTY-TWO (62) IN SCHULTZ PARK, BEING A SUBDIVISION IN THE SOUTH HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 32, 10 W NSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS JUNE 1, 1927, AS DOCUMENT NO. 9670668. 10/4/SO,

For Informational Purposes Only: 30--32-327-012-0000 Locally known as 3415 S SCHULTZ DR., LANSING, IL 60438

AND

LOT 15 IN BLOCK I IN NORTON AND WARNER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

For Informational Purposes Only: 22-29-116-006-0000 Locally known as 823 SINGER AVE., LEMONT, IL 60439

AND

LOT 22 IN LYNWOOD TERRACE UNIT NO. 1, BEING A SUBDIVISION OF THE EAST 1460 FEET OF THE WEST 1710 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7 AND THE SOUTH 80 FEET OF THE NORTH 535 FEET OF THE WEST 250 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, ALL IN TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD

PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1971 AS DOCUMENT 21547240, IN COOK COUNTY, ILLINOIS.

For Informational Purposes Only: 33-07-305-006-0000 Locally known as 20055 TERRACE AVE., LYNWOOD, IL 60411

AND

LOT 19 IN LYNWOOD TERRACE UNIT NO. 1, BEING A SUBDIVISION OF THE EAST 1,460 FEET OF THE WEST 1,710 FEET OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 7 AND THE SOUTH 80 -EET OF THE NORTH 535 FEET OF THE WEST 250 FEET OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 7, ALL IN TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINC PAIL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1971 AS DOCUMENT NO. 21547240, IN COOK COUNTY, ILLINOIS.

For Informational Purposes Only: 33-07-305-003-0000 Locally known as 20073 TERRACF AVE, LYNWOOD, IL 60411

AND

LOT 11 IN LESTER MANOR, BEING A SUBDIVISION OF LOT 6 IN SCHOOL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 OF FRACTIONAL SECTION 17, TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1956 AS DOCUMENT 16636/133, IN COOK COUNTY, ILLINOIS.

For Informational Purposes Only: 33-17-103-011-0000 Locally known as 3260 203RD STREET, LYNWOOD, IL 6041

AND

LOT 155 IN WOODGATE GREEN UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NOR1+, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1972 AS DOCUMENT NUMBER 21974684.

For Informational Purposes Only: 31-17-212-037-0000 Locally known as 5655 CRESTWOOD, MATTESON, IL 60443