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ASSIGNMENT OF LEASES AND RENTS

For the purpose of further securing the Note dated 10/20/86 made by CHARLES HOOVER, JR. payable to WASHINGTON BANK AND TRUST COMPANY OF NAPERVILLE in the principal amount of SIXTY THOUSAND AND NO/100 DOLLARS-----(\$ 60,000.00----secured by a TRUST DEED on property described on Exhibit "A" attached hereto bearing even date with said Note, whereby CHARLES HOOVER, JR. WASHINGTO! BANK AND TRUST COMPANY OF NAPERVILLE banking corporation, the real estate described in Exhibit A hereto as mell as securing the performance of Borrower's covenants under a Security Agreement and Guaranty of even date with the Note and in the consideration of the making by Washington Bank and Trust Company of Naperville , (herein called the "Bank"). of the loan evidenced by said Note, the undersigned does hereby assign, transfer and set over unto the Bank all the right, title and interest of the undersigned in, to and under all leases of any and every kind, whether written or verbal, now or hereafter existing with respect to said real estate or any part thereof, together with all rents accrued and to accrue and all other reats at any time arising out of said real estate; hereby reserving to the undersigned the privilege of collecting said rents as they become due for so long as there shall be no default under said Note or said Trust Deed or this Assignment. This Assignment shall remain in full force and effect until all indebtedness secured by said Trust Deed has been paid in full.

The undersigned does further hereby covenant and agree with the Bank that until said indebtedness has been reid in full the undersigned, upon the Bank's request, will furnish it true copies of all leases and will make, sign and deliver to the Bank such other and additional instruments as may be necessary, desirable or convenient to enable the Bank to have, hold and enjoy its rights as assignee of any and all leases at any time made and entered into with respect to said real estate or any part thereof and as assignee of all the rents at any time arising out of said real estate.

Until the Bank shall notify the lessee or lessees under any lease or leases of said real estate that there has been a default under said Note or said Trust Deed or this Assignment, such lessee or lessees shall be entitled to pay such rents as they become due to the undersigned.

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or this Assignment, the Bank shall have the right (but not the	

duty) to take whatever steps it may deem necessary, desirable or convenient to enforce or realize upon this Assignment and upon any additional instruments that may be given pursuant hereto. The Bank may in its discretion, in the names of the undersigned or otherwise, enforce performance of the covenants of the lessee or lessees under any lease, or leases, and the obligations of the tenant or tenants of said real estate, including covenants and obligations for payment of rent, but the Bank shall not be responsible for the performance of any of the covenants of the lessor or lessors of the lessee or lessees in said lease or collection of such rents, and shall be accountable only for the rents actually received by it. The Bank may in its sole discretion apply any part or all of the rents collected by it on account of the interest or principal or both, of said Note or on account of any expenses relating to said real estate which the holder of said Note is authorized or privileged to pay by the provisions of said Assignment of Beneficial Interest.

If the Bank shall negotiate or transfer said Note, it may assign all its rights, title and interest hereunder to the holder or transferee of said Note, which thereupon shall have and may exercise all the rights, powers, privileges, immunities and discretions given hereunder to the Bank. This instrument shall be binding upon the heirs, executors, administrators, successors and assigns of the undersigned.

dery) to take waatever sceps it may deem arcessary, desimaals or convenient to enforce or realize upon this Assignment ind quag ony additional instruments that may be given pursuant herefor The Rank may in its discretion, ... the names of the understand ur otherwise, enface performance of the covenate of the Insereor lessers usden apy learn, or ingues, and the obligations of the tengut or teparts of cale rest setate, including covenants and obligations for payment of rest but the basis while not be responsible for the performance of her of the covenants of tertesant or lessons of the instee or lossed to cald lesse or coligition of such rupts, and small be sectiontable only for the routs actually correspond by it. The date may in its wile discretion apply any cart or all of the collected by the following corecinst of the interest or principal or boils, of said fold or on ancoent of ony expresses colorite to said tear estate wildte holder of said Notes is authorized of the epole of an hy time provisions of said Assignment of Beauficial Turn. Said

if the Bank shall negatiate or transfer said coie, it may assign all it reads, title and interest neededer to the helder or transferre of said Note, which thereupon sail have and may exercise all the rights, power, privil sea, immualties and discretions given herounder to the power This testenant continue be binding upon the hetes, executed and assigns of the undersigned.

WASHINGTON & GARTNER ROAD BOX 355 NAPERVILLE, ILLINOIS 60566

If this instrument is signed by more than one person, all signers shall be jointly and severally liable hereunder and the terms "the undersigned" shall be taken to refer to each and all of the signers. Dated this of day of the part of the signers.

Charles Hoover, JR.

Server Black Black File

FIRST ILLINOIS BANK OF EVANSTON, N.A.

FIRST NATIONAL BANK AND TRUST COMPANY
OF EVANSTON, AS TRUSTEE, UNDER TRUST
AGREEMENT DATED SEPTEMBER 9, 1980, AS
TRUST NUMBER R2563

RIDER CONTAINING EXONERATION-

GLAUSE ATTACHED BEFORE EXECUTION STATE OF CLINOIS)

FINANCIAL SERVICES OFFICER

COUNTY OF CON

, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be the same person whose rane subscribed to the foregoing instrument, appeared before he this day in person and acknowledged that he signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and officiel seal, this 16th day of

Notary Public Notary Public

My Commission expires

8651952

if this instrument is engage by more then one porson, all simpre shall be jointly and severally liable tereunder and the irray "the undersigned" court be taken to refet to each and all of the signers. Dared this is any of war at the line is

ASSIGNMENT OF RENTS

This assignment of rents is executed by First Illinois Bank of Evanston, N.A. not personally but as Trustee as aforesaid in the exercise of the power an authority conferred upon and vested in iting the as Trustee and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on the Trustee, experience individually or as Trustee aforesaid, personally to pay the said note or any interest that may accrue thereon, or any indebterness accruing hereunder, or to perform any convenant either express or implied herein contained, all such liability, if any, being excessly waived by the Assignee and by every person now or hereafter claiming any right or security hereunder, and that so far as said First Illinois Bank of Evanston, N.A., either individually or as trustee aforesaid, or its successors, personally are concerned, the legal colder or holders of said note and the owner or owners of any individuess accruing hereunder shall look solely to the premises here, conveyed for the payment thereof, by the enforcement of the lien release converted in the manner herein and in said note provided or by entered to a said note and the said note provided or by created in the manner herein and in said note provided or by created in payment thereof, by the enforcement of the lien e eby created in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, if any.

WASHINGTON BANK & TRUST COMPANY WASHINGTON & GARTNER ROAD BOX 355 NAPERVILLE, ILLINOIS 60566

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EXHIBIT A

ATTACHED BETWEEN	TO AND MADE						
AND	WASHTNOTON	BANK A	וופייי מוא	ST COMPAN	סגא אר ע	PDUT1	

LEGAL DESCRIPTION OF PROPERTY:

LOTS 10 AND 11 IN BLOCK 1 IN SUB BLOCK 29 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 WORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SCUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4) IN COOK COUNTY, ILLINOIS.

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WASHINGTON BANK &-TRUST COMPANY WASHINGTON & GARTNER ROAD BOX 355 NAPERVILLE, ILLINOIS 60566

