86031892

Joel S. Kasanov, Esq. Focus Real Estate Finance Co. 200 W. Madison St., Suite 3000 Chicago, IL 60606

BOX 886-CH - D1

Loan No. 2122-C

### ASSIGNMENT OF RENTS AND LEASES (BORROWER AND BENEFICIARY)

THIS ASSIGNMENT is made jointly and severally as of October 4, 1985 by and among: AMALGAMATED TRUST
AND SAVINGS BANK, an Illinois corporation
not personally, but as Trustee under Trust Agreement dated June 26, 1985 and known as Trust Number 5073
whose mailing address is 100 S. State Street, Chicago, Illinois 60603
(hereinafter called Borrower) and GEORGE D. HANUS
whose mailing address is333 W. Wacker Drive, Chicago, IL 60606
(hereinafter called "Punet clary", whether one or more) to FOCUS REAL ESTATE FINANCE CO.
whose mailing address is 200 W. Madison St., Suite 3000, Chicago, II. 60606 (hereinaft)
called "Assignee"). Borrover and Beneficiary are hereinafter collectively called the "Assignor." Beneficiary owns one hundred percer (100%) of the beneficial in errst under said Trust Agreement, but has no legal or equitable interest in the Premises hereinafted described.

#### WITNESSETH

Assignor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby bargain, sell, transfer, assign, convey, set over and deliver unto fissignee all right, title and interest of the Assignor and each of them in, to and under all present leases of the Premises described in ENP.BIT "A" attached hereto and made a part hereof ("Premises") (including those leases described on the SCHEDULE OF LEASES (if any) unached hereto and made a part hereof) together with all future leases hereinafter entered into by any lessor affecting the premises and all guarantys, amendments, extensions and renewals of said leases and each of them (all of which are hereinafter collectively called the "Leases") and all rents, income and profits which may now or hereafter be or become due or owing under the Leases and each of them or on account of the use of the Premises.

This Assignment is made for the purposes of securing:

- A. The payment of the Indebtedness (including any "tensions and renewals thereof) evidenced by a certain PROMISSORY NOTE of Borrower of even date herewith in the principa sum of \$1,200,000.00 ("Note") and secured by a certain MORTGAGE, SECURITY AGREEMENT AND FINANCING ST. TEMENT ("Mortgage") of Borrower of even date herewith, encumbering the Premises; and
- B. The payment of all other sums with interest thereon becoming due and payable to Assignee under the provisions of the Mortgage and all other instruments constituting security for the Note, and
- C. The performance and discharge of each and every term, covenant and condition of Borrower contained in the Note, Mortgage and in all other instruments constituting security for the Note.

Assignor covenants and agrees with Assignee as follows:

- 1. That there is no present lease of the Premises not listed on the SCHEOULE OF LEASES (If one is attached hereto).
- 2. That the sole ownership of the entire landlords' interest in the Leases is vistal in Borrower or Beneficiary, or both of them. Borrower and Beneficiary have not, and each shall not: (a) perform any act or execute any other instrument which might prevent Assignee from fully exercising its rights under any term, covenant or condition of this Assignment; (b) execute any assignment or pledge of rents, income, profits or any of the Leases except an assignment or pledge. Curing the Indebtedness secured hereby; (c) accept any payment of any installment of rent more than thirty (30) days before the dur date thereof; or (d) make any lease of the Premises except for actual occupancy by the tenant thereunder.
- 3. That each of those Leases listed on the SCHEDULE OF LEASES (if one is attached tereto) are valid and enforceable in accordance with its terms and none has been altered, modified, amended, terminated, cancelled, ranewed or surrendered nor has any term or condition thereof been waived in any manner whatsoever, except as heretofore approved in writing by Assignee.
- 4. That none of the Leases shall be altered, modified, amended, terminated, cancelled or surrengered nor shall any term or

condition thereof be waived without the prior written approval of the Assignee.

- 5. That there is no default now existing under any of the Leases and there exists no state of fact which, with the giving of notice or lapse of time or both, would constitute a default under any of the Leases; and that Assignor will fulfill and perform each and every covenant and condition of each of the Leases by the landford thereunder to be fulfilled or performed and, at the role cost and expense of Assignor, enforce (short of termination of any of the Leases) the performance and observance of each and overy covenant and condition of all such Leases by the tenants thereunder to be performed and observed.
- 6. That Assignor shall give prompt notice to Assignee of each notice received by Assignor or any of them claiming that a default has occurred under any of the Leases on the part of the landlord, together with a complete copy of each such notice.
- has occurred under any of the Leases on the part of the landlord, together with a complete copy of each such notice.

  7. That each of the Leases shall remain in full force and effect irrespective of any merger of the interest of any landlord and any
- tenant under any of the Leases.

  8. That, without Assignee's prior written consent in each case, Assignor will not suffer or permit any of the Leases to become subordinate to any lien other than the lien of the Mortgage, this Assignment and general real estate taxes not delinquent.
- 9. That this Assignment is absolute and is effective immediately; however, until notice is sent by Assigner to the Assignor in writing that an event of default has occurred under the Note or under any other instrument at any time constituting security for the Note (each such notice is hereafter called a "Notice"), Assignor may receive, collect and enjoy the rents, income and profits accruing from the Premises.
- 10. That If any event of default occurs at any time under the Note, Mortgage or any other instrument constituting additional security for the Note, Assignee may (at its option after service of a Notice) receive and collect when due all such rents, income and profits from the Premises and under any and all Leases of all or any part of the Premises. Assignee shall thereafter continue to receive and collect all such rents, income and profits until such event of default is cured and during the pendency of any foreclosure proceedings, and (if there is a deficiency) during the redemption period (if any).
- 11. That Beneficiary hereby irrevocably appoints Assignee its true and lawful attorney-in-fact, with full power of substitution and with full power for Assignee in its own name and capacity or in the name and capacity of Assignor (from and after the service of a Notice) to demand, collect, receive and give complete acquittances for any and all rents, income and profits accurring from the Premises, and at Assignee's discretion to file any claims, the any other action or proceeding and make any settlement of any claims.

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in its own name or in the name of Beneficiary or otherwise, which Assignee may deem necessary or desirable in order to collect and enforce the payment of the rents, income and profits. All present and future tenants of the Premises are hereby expressly authorized and directed to pay to Assignee, or to such nominee as Assignee may designate in a writing delivered to and received by such tenants, all amounts due Assignor or any of them pursuant to the Leases. All present and future tenants are expressly relieved of all duty, liability or obligation to Assignor and each of them in respect of all payments so made to Assignee or such nominee.

12. That after service of a Notice, Assignee is hereby vested with full power to use all measures, legal and equitable, deemed by it necessary or proper to enforce this Assignment and to collect the rents, income and profits assigned hereunder, including the right of Assignee or its designee to enter upon the Premises, or any part thereof, with or without force and with or without process of law, and take possession of all or any part of the Premises together with all personal property, fixtures, documents, books, records, papers and accounts of Assignor and each of them relating thereto, and may exclude the Assignor and its agents and servants wholly thereform. Assignor hereby grants full power and authority to Assignee to exercise all rights, privileges and powers herein granted at any and all times (after service of a Notice) without further notice to Assignor, with full power to use and apply all of the rents and other income herein assigned to payment of the costs of managing and operating the Premises and to payment of all indebtedness and liability of Borrower to Assignee, including but not limited to: (a) the payment of taxes, special assessments, insurance premiums, damage claims, the costs of maintaining, repairing, rebuilding and restoring the improvements on the Premises or of making the same rentable, attorneys' fees incurred in connection with the enforcement of this Assignment; and (b) principal and interest payments due from Borrower to Assignee on the Note and the Mortgage; all in such order and for such time as Assignee may determine.

13. That Assignee shall be under no obligation to exercise or prosecute any of the rights or claims assigned to it hereunder or to perform or carry or any of the obligations of any landlord under any of the Leases. Assignee does not hereby assume any of the liabilities in connection with or arising or growing out of the covenants and agreements of Assignor or any of them under any of the Leases.

14. That Assignor herroy agrees to indemnify Assignee and to hold Assignee harmiess from any liability, loss or damage including, without limitation, masonable attorneys' fees which may or might be incurred by Assignee under the Leases or by reason of this Assignment, and from any allocalims 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 term, covenant or agreement contained in any of the Leases.

15. That this Assignment shall not operate to place responsibility for the control, care, management or repair of the Premises; or parts thereof, upon Assignee, nor shall it operate to make Assignee liable for the performance or observance of any term, condition, covenant or agreement contained in any of the Leases, or for any waste of the Premises by any tenant under any of the Leases or any other person, 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.

16. That Assignee may: (a) take or release other security; (b) release any party primarily or secondarily liable for any of the Indebtedness secured hereby; (c) grant extensions, renewals or indulgences with respect to such Indebtedness; and (d) apply any other security therefor held by Assignee to the satisfaction of such Indebtedness; in each case without prejudice to any of Assignee's other rights hereunder or under any other security given to security the Indebtedness secured hereby.

17. That Assignee may, at its option although it shall not be obligated to do so, perform any Lease covenant for and on behalf of the Assignor and each of them, and all monies expended in so doing shall be chargeable to the Borrower, with interest thereon at the rate set forth in the Note applicable to a period when a detault exists under the Note, and shall be added to the indebtedness secured hereby, and shall be immediately due and payable.

18. That waiver of, or acquiescence by Assignee in, any detains by the Assignor, or failure of the Assignee to insist upon strict performance by the Assignor of any covenant, condition or agreement in this Assignment or otherwise, shall not constitute a waiver of any subsequent or other default or failure, whether similar or dissimila.

19. That the rights, remedies and powers of Assignee under this assignment are cumulative and are not in lieu of, but are in addition to, all other rights, remedies and powers which Assignee has under the Note and all instruments constituting security for the Note, and at law and in equity.

If any provision contained in this Assignment or its application to any person or circumstances is to any extent invalid or unenforceable, the remainder of this Assignment and the application of such provision to persons or circumstances (other than those as to which it is invalid or unenforceable) shall not be affected, and each term of this Assignment shall be valid and enforceable to the fullest extent permitted by law.

Each Notice given pursuant to this Assignment shall be sufficient and shall be deepned served if malled postage prepaid, certified or registered mail, return receipt requested, to the above-stated addresses of the parties heret, or to such other address as a party may request in writing. Any time period provided in the giving of any Notice hereunder shall commence upon the date such Notice is densited in the mail

The term "Assigner," "Assignee," "Borrower" and "Beneficiary" shall be construed to include the nelts; personal representatives, successors and assigns thereof. The gender and number used in this Assignment are used as a reference term only and shall apply with the same effect whether the parties are of the masculine or feminine gender, corporate or other form, and the singular shall likewise include the plural.

This Assignment may not be amended, modified or changed nor shall any waiver of any provisions he eo be effective, except only by an instrument in writing and signed by the party against whom enforcement of any waiver, amendment in ange, modification or displaces is cought.

THIS ASSIGNMENT is executed by Borrower, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and each of the undersigned hereby warrants that each possesses full power and authority to execute this instrument), and it is expressly understood end agreed that nothing herein contained shall be construed as creating any flability on Assignor or any of them personally to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by every person now or hereafter claiming any right or security hereunder.

IN WITNESS WHEREOF, the said Assignor has caused this instrument to be signed and sealed as of the date first above written

AMALGAMATED TRUST & SAVINGS BANK

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STATE OF ILLINOIS ) SS:
COUNTY OF COOK
I, Jaruh Browling, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that
Lexing of Hancie, 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 he signed the foregoing instrument as his free and voluntary
act for the use and purpose therein set forth.
GIVEN under my hand and Notarial Seal this 16thday of
Octron, 1985.
Or Sarale Drowling
/Notary Public
My Commission Expires:
May 7/989
(Impress notarial seal here)
하하는 사람들은 경기를 받는 것이 되었다. 그는 것은 경기를 보고 있는 것이 되었다. 그는 것은 것은 것이 되었다. 그는 것은
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COOK COUNTY, ILLIMOIS

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### EXHIBIT A

#### LEGAL DESCRIPTION

ALL OF BLOCK 4 IN SMITH AND DAWSON'S SEVENTH ADDITION TO COUNTRY CLUB ACRES PROSPECT HEIGHTS, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO COUNTY, ILLINOIS

Commonly lncwn as S.E. Cor. Elmhurst Rd. & Camp McDonall Rd., Prospect Heights, IL

Real Estate Index No. 03-27-200-004

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## UNOFFICIAL 600PY 9 2

### SCHEDULE OF LEASES

#### TENANT.

General Rental Co., Inc.

#### FOOTAGE

6,000 S.F.

#### TERM

15 years with option to extend for 3 addi-tional five (5) year periods.

Bond Drug Company of Illinois

12,600 S.F. on first floor; 2,450 S.F. on mezzanine level

40 years with option to terminate on last day of the 240th, 300th, 360th and 420th calendar

George D Janus

Commencing on 12/15/85 and. terminating on the date that gross rental from tenants is generated on an annualized basis of at least \$165,000.00.

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Rider attached to Assignment of Rents and Legges (Romain & Beneficiary
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Dated: October 4 1985
This instrument is executed by AMALGAMATED TRUST & SAVINGS BANK, not in its individual corporate capacity, but as Trustee as aforesaid, and it is expressly agreed that nothing herein contained shall be construed as creating any liability on said AMALGAMATED TRUST & SAVINGS BANK in its individual corporate capacity with respect to any warranty or representation contained in this instrument, or to perform any covenant, either express or implied, herein contained, all such liability, if any, being expressly waived by the parties hereto and by every person now or hereafter claiming any right or interest hereunder, and the parties hereto and such other persons shall accept this instrument upon the express condition that no duty shall rest upon said AMALGAMATED TRUST & SAVINGS BANK, either in its individual corporate capacity, or as said Trustee, to collect, receive, sequester or retain for any purpose th rents, issues and profits arising from the property hereinabove described or the property or funds at any time subject to said Trust Agreement, or the proceeds arising from the sale or other disposition of any such property, or to continue as such Trustee, or to retain any right, title or interest in or to the property hereinabove described or in or to any part of all of the property or funds at any time subject to said Trust Agreement.
AMALGAMATED TRUST & SAVINGS BANK,
not individually, but as Trustee under Trust No. 5073
By: Newtond O Chanast
ATTEST: Vice President //
Breads Vorter Helms
Assistant Secretary
STATE OF ILLINOIS)
COUNTY OF COOK )
said County, in the State aforesaid, do hereby certify, that faward C. Swellard Vice President of AMALGAMATED TRUST & SAVINGS BANK, and brawd bree lelws of said banking corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary, respectively, appeared before me, this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that she, as custodian of the corporate seal of said banking association, did affix the said corporate seal of said banking corporation to said instrument as her own free and voluntary act, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth.
GIVEN under by hand and Notarial Seal
This ((th day of Octob) 1983
Motary Public Ca
MY COMMISSION EXPIRES JUNE 6, 1989

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