

86122956  
UNOFFICIAL COPY

8 6 1 2 2 9 5 6

ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT, made this 28th day of March, 1986, is by and between DEARBORN STREET BUILDING ASSOCIATES, LTD., a limited partnership organized and existing under the laws of the State of Illinois, who has an address of 1504 North Dearborn Parkway, Chicago, Illinois, (hereinafter collectively called "Assignor"), and Concord Mortgage Company whose address is 8400 Corporate Drive, Suite 210, Landover, Maryland 20785 (hereinafter called "Assignee").

W I T N E S S E T H:

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 Assignee all right, title and interest of the Assignor in, to and under the leases described on the Schedule of Leases attached hereto and made a part hereof together with any and all future leases hereinafter entered into by any lessor affecting the Premises described in Exhibit A attached hereto and made a part hereof ("Premises"), and all guarantees, amendments, extensions and renewals of said leases and any of them, and of any subleases, concessions, licenses or other agreements conferring rights in connection with the use or occupancy of any portion or all of the Premises all of which are hereinafter called the "Leases," and all rents, income receipts, revenues, issues and profits which may now or hereafter be or become due or owing under the Leases, and any of them, or on account of the use of the Premises.

This Assignment is made for the purpose of securing:

A. The payment of the indebtedness (including any extensions or renewals thereof) evidenced by a certain Note of Assignor of even date herewith in the aggregate principal sum of Two Million Ninety-one Thousand DOLLARS (\$2,091,000) (hereinafter collectively the "Note") and secured by a certain Mortgage ("Mortgage") 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 any other instrument constituting security for the Note; and

C. The performance and discharge of each and every term, covenant and condition of Assignor contained in the Note, Mortgage and any other instrument constituting security for the Note.

Assignor covenants and agrees with Assignee as follows:

1. That the sole ownership of the entire Lessor's Interest in the Leases is vested in Assignor, and that Assignor has not, and shall not, perform any acts or execute any other instruments which prevents Assignee from fully exercising its rights under any of the terms, covenants and conditions of this Assignment.

2. That the Leases are valid and enforceable in accordance with their terms and have not been altered, modified, amended,

This instrument prepared by:  
Mark W. Burns  
Keck, Mahin & Cate  
8300 Sears Tower  
Chicago, Illinois 60606

When recorded return to:  
Concord Mortgage Company  
62 West Huron Street  
Chicago, Illinois 60610  
Attn: Andrea Burns

BOX 333 - TH VI

86122956

terminated, cancelled, renewed or surrendered nor have any of the terms and conditions thereof been waived in any manner whatsoever except as approved in writing by Assignee.

3. That there are no defaults now existing under any of the Leases and there exists no state of facts which, with the giving of notice or lapse of time or both, would constitute a default under any of the Leases; Assignor shall give prompt notice to Assignee of any material default occurring under any of the Leases.

4. That Assignor shall give prompt notice to Assignee of any notice received by Assignor claiming that a default has occurred under any of the Leases on the part of Assignor together with a complete copy of any such notice.

5. That each of the Leases shall remain in full force and effect irrespective of any merger of the interest of Lessor and any Lessee under any of the Leases.

6. That Assignor will not collect any of the rent income or profits arising under the Leases in advance of the time when due under the terms of the Leases.

The parties further agree as follows:

This Assignment is absolute and is effective immediately. Notwithstanding the foregoing, until notice is sent to the Assignor in writing that a default has occurred under the terms and conditions of the Note or any other instrument constituting additional security for the Note (which notice is hereafter called the "Notice"), Assignor may receive, collect and enjoy the rents, income and profits accruing from the Premises.

In the event of any default at any time in the Note, Mortgage or any other instrument constituting additional security for the Note, Assignee may after 10 days prior notice to Assignor, at its option after service of a Notice, receive and collect all such rents, income and profits as they become due, 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, as long as such default or defaults shall exist, and during the pendency of any foreclosure proceedings, and if there is a deficiency, during any redemption period.

Assignor hereby irrevocably appoints Assignee its true and lawful attorney 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 the Notice, to demand, collect, receive and give complete acquittances for any and all rents, income receipts, revenues, issues and profits accruing from the Premises, and at Assignee's discretion to file any claim or take any other action or proceeding and make any settlement of any claims, either in its own name or in the name of an Assignor or otherwise, which Assignee may deem necessary or desirable in order to collect and enforce the payment of the rents, income receipts, revenues, issues and profits. Lessees of the Premises are hereby expressly authorized and directed to pay any and all amounts due Assignor pursuant to the Leases to Assignee or such nominee as Assignee may designate in writing delivered to and received by such lessees who are expressly relieved of any and all duty, liability or obligation to Assignor in respect of all payments so made.

86122956

From and after service of the 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 receipts, revenues, issues 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 relating thereto, and may exclude the Assignor, its agents and servants, wholly therefrom. 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 the Notice, without further notice to Assignor, with full power to use and apply all of the rents and other income hereby assigned to the payment of the costs of managing and operating the Premises and of any indebtedness or liability of Assignor to Assignee, including but not limited to 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, reasonable attorneys' fees incurred in connection with the enforcement of this Assignment, and of principal and interest payments due from Assignor to Assignee on the Note and the Mortgage all in such order as Assignee may determine. 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 out any of the obligations of the lessor under any of the Leases and does not assume any of the liabilities in connection with or arising or growing out of the covenants and agreements of Assignor in the Leases. It is further understood 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 of any of the terms and conditions of any of the Leases, or for any waste of the Premises by any lessee 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 lessee, licensee, employee or stranger.

Waiver of or acquiescence by Assignee in any default by the Assignor, or failure of the Assignee to insist upon strict performance by the Assignor of any covenants, conditions or agreements in this Assignment, shall not constitute a waiver of any subsequent or other default or failure, whether similar or dissimilar.

The rights and remedies of Assignee under this Assignment are cumulative and are not in lieu of, but are in addition to any other rights or remedies which Assignee shall have under the Note or any other instrument constituting security for the Note, or at law or in equity.

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

All Notices to be given pursuant to this Assignment shall be sufficient and shall be deemed served if mailed postage

86122956

# UNOFFICIAL COPY

8 6 1 2 2 9 5 6

prepaid, certified or registered mail, return receipt requested, to the above-described addresses of the parties hereto, 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 deposited in the mail.

The terms, "Assignor," and "Assignee," shall be construed to include the heirs, 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 hereof be effective, except only by an instrument in writing and signed by the party against whom enforcement of any waiver, amendment, change, modification or discharge is sought.

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

ASSIGNOR:

Dearborn Street Building  
Associates, Ltd.

By: Dearborn Investors, Inc.  
Its: General Partner

By: Philip J. Farley  
Philip J. Farley,  
President

ASSIGNEE:

Concord Mortgage Company

By: Allan S. Birnboim  
Allan S. Birnboim, President

(700/D)

RECORDED & INDEXED

1986 APR 11 AM 11:37

86122956

86122956

EXHIBIT A

LEGAL DESCRIPTION

Lots 28 and 29 in Burton's Resubdivision of the north part of Lot 14 in Bronson's addition to Chicago, in the north east 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Common Street Address: 1430 North Dearborn Parkway  
Chicago, Illinois 60610

X P.I.N. 17-04-209-025-0000 vol. 498 *Al*

86122956

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2011/01/01

SCHEDULE OF LEASES1430 NORTH DEARBORN PARKWAYApt.101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112201  
202  
203  
204  
205  
206  
207  
208  
209  
210  
211  
212  
213  
214301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314Apt.401  
402  
403  
404  
405  
406  
407  
408  
409  
410  
411  
412  
413  
414501  
502  
503  
504  
505  
506  
507  
508  
509  
510  
511  
512  
513  
514

Property of Cook County Clerk's Office

86122956

UNOFFICIAL COPY

COOK COUNTY CLERK'S OFFICE  
100 N. LAKE STREET, CHICAGO, IL 60601

Property of Cook County Clerk's Office

000000000000



UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK

)  
) SS  
)

8 6 1 2 2 9 = 0

I, Mark W. Burns, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Allan S. Birndorf, personally known to me to be the President of Concord Mortgage Company, a Maryland corporation, and personally known to me to be same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the same instrument as President of said Company, as his free and voluntary act and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 28<sup>th</sup> day of MARCH, 1986

Mark W Burns  
Notary Public

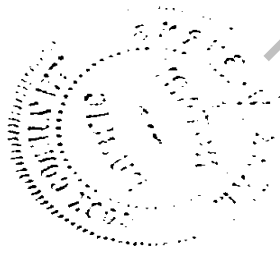
My Commission Expires:

January 14, 1990

(MWB/O)

86122956

UNOFFICIAL COPY



Property of Cook County Clerk's Office

2011-2012

UNOFFICIAL COPY

8 6 1 2 2 9 5 6

STATE OF ILLINOIS     )  
                              ) SS  
COUNTY OF COOK        )

I, Mark W. Burns, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Philip J. Farley, personally known to me to be the President of Dearborn Investors, Inc., the general partner of Dearborn Street Building Associates, Ltd., an Illinois limited partnership and 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 and delivered the same instrument as President of Dearborn Investors, Inc., general partner of said Dearborn Street Building Associates, Ltd. as his free and voluntary act and as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 31st day of March, 1986.

*Mark W Burns*

Notary Public

My Commission Expires:

January 14, 1990

86122956

2000