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ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENTS, that whereas, LASALLE NATIONAL BANK, not personally, but as Trustee under Trust Agreement dated June 24, 1977, and known as Trust No. 10-32621-09 (hereinafter referred to as "Trustee") and Kin-Coral Northbrook Associates, an Illinois general partnership, the sole beneficiary of Trustee (hereinafter referred to as "Beneficiary") (the Trustee and Beneficiary are hereinafter collectively referred to as the "Assignor") has executed a certain Mortgage to secure debt (hereinafter called the "Mortgage") of even date herewith to DRAPER AND KRAMER, INCORPORATED, conveying the real estate legally described ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, and given to secure a certain Promissory Note (hereinafter referred to as the "Note") of Trustee in the principal sum of TWO MILLION AND NO/100ths DOLLARS (\$2,000,000.00) and DRAPER AND KRAMER, INCORPORATED (hereinafter called the "Mortgagee"), is a legal owner and holder of the Note and said Mortgage and certain other Loan Documents (as defined in the Mortgage); and

WHEREAS, Assignor is desirous of further securing the Mortgage and the indebtedness now due and to become due to the Mortgagee secured by the Mortgage or otherwise.

NOW, THEREFORE, Assignor, for and in consideration of these presents and the mutual agreements herein contained and as further and additional security to the Mortgagee, and in consideration of the sum of ONE DOLLAR (\$1.00) to the Assignor in hand paid, the receipt whereof is hereby acknowledged, does hereby sell, assign and transfer unto the Mortgagee all the rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of, or of any agreement for the use or occupancy of the premises above described or any part thereof, which may have been heretofore or may be hereafter made or agreed to or which may be made or agreed to by the Mortgagee under the powers herein granted, it being the intention hereby to establish an absolute transfer and assignment of all the said lease and agreements, and all the avails thereof, to the Mortgagee, and Assignor hereby appoints irrevocably the Mortgagee its true and lawful attorney in its name and stead (with or without taking possession of the aforesaid premises), to rent, lease or let all or any portion of said premises to any party or parties at such rental and upon such term, in its discretion as it may determine, and to collect all of said avails, rents, issues and profits arising from or accruing at any time hereafter, and all now due, or that may hereafter become due under each and all of the leases and agreements, written and verbal, or other tenancy existing or which may hereafter exist on said premises, with the same rights and power and subject to the same immunities, exoneration of liability and rights of recourse and indemnity as the Mortgagee would have upon taking possession of the said premises pursuant to the provisions hereinafter set forth.

Assignor represents and agrees that no rent has been or will be paid by any person in possession of any portion of the above described premises for more than one installment in advance and that the payment of none of the rents to accrue for any portion of said premises has been or will be waived, released, reduced, or discounted, or otherwise discharged or compromised by the undersigned. Assignor waives any right of set off against any person in possession of any portion of the above described premises. Assignor agrees that it will not assign any of the rents or profits except to a purchaser or grantee of the premises permitted under the Mortgage.

Nothing herein contained shall be construed as constituting the Mortgagee a "mortgagee in possession" in the absence of the taking of actual possession of the said premises by the Mortgagee pursuant to the provisions hereinafter contained. In the exercise of the powers herein granted by the Mortgagee, no liability shall be asserted or enforced against the Mortgagee, all such liability being expressly waived and released by the Assignor.

Assignor further agrees to assign and transfer to the Mortgagee all future leases upon all or any part of the above described premises and to execute and deliver, immediately upon the request of the Mortgagee, all such further assurances and assignments in the premises as the Mortgagee shall from time to time require.

Although it is the intention of the parties that this Assignment of Rents shall be a present assignment, it is expressly understood and agreed, anything herein contained to the contrary notwithstanding, that the Mortgagee shall not exercise any of the rights and powers conferred upon it herein until and unless a default shall occur in the payment of interest or principal due under the Note secured by the above described Mortgage and the other Loan Documents or in the performance or observance of any of the conditions or agreements of any instrument now or at any time securing said Note or the debt secured

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To the payment of all repairs, decorating, renewals, replacements, alterations, additions, or betterments, and improvements of said premises, including the cost from time to time of installing, replacing, refrigeration and gas or electric stoves therein, and of placing said property in such condition as will, in the judgment of the Mortgagee, make it readily rentable;

To the payment of taxes and special assessments now due or which may hereafter become due on said premises;

To the payment of the operating expenses of said property, including cost of management an leasing thereof (which shall include reasonable compensation to the Mortgagee and its agents or agents, if management be delegated to any agent or agents, and it shall also include lease commissions and other compensation and expenses of seeking and procuring tenants and entering into leases), establish claim for damages, if any, and premium on insurance hereinabove authorized;

The Mortgagee in the exercise of the rights and powers conferred upon it by this Assignment of Rents shall have full power to use and apply the avals, rents, issues and profits of the premises to the payment of or on account of the following, in such order as the Mortgagee may determine:

The Mortgagee shall not be obligated to perform or discharge, nor does it hereby undertake to perform or discharge, any obligation, duty or liability under any leases or rental agreements relating to said premises, and Assignor shall and does hereby agree to indemnify and hold the Mortgagee harmless of and from any and all liability, loss or damage which it may or might incur under any leases or under or by reason of the assignment thereof and of 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 said leases. Should the Mortgagee incur any such liability, loss or damage, under said leases or under or by reason of the assignment thereof, or in the defense of any claims or demands Assignor agrees to reimburse the Mortgagee for the amount thereof, including costs, expenses and a reasonable attorney's fee, immediately upon demand.

In any case in which under the provisions of the above described Mortgage the entire principal sum secured thereby is declared to be immediately due, or whether before or after institution of legal proceedings to foreclose the lien thereof or before or after sale thereunder, forthwith, upon demand of the Mortgagee, Assignor agrees to surrender to the Mortgagee shall be entitled to take actual possession of the premises or any part thereof personally, or by its agents or attorneys, and Mortgagee in its discretion may, with or without force and without process of law, enter upon and take and maintain possession of all or any part of said premises, together with all the documents, books, records, papers and accounts of Assignor or then owner of the premises relating thereto, and may exclude Assignor, its agents or servants, wholly therefrom and may as attorney in fact or agent of the Assignor, or in its own name as Mortgagee and under the powers herein granted, hold, operate, manage and control the premises and conduct the business, if any, thereof either personally or by its agents, with full power to use such measures, legal or equitable, as in its discretion or in the discretion of its successors or assigns may be deemed proper or necessary to enforce the payment of or security of the avals, rents, issues and profits of the premises, including actions for the recovery of rent, actions in forcible detainer and actions in distress or rent, hereby granting full power and authority to exercise each and every of the rights, privileges and powers herein granted at any and all times hereafter, without notice to Assignor, and with full power to cancel or terminate any lease or sublease for any cause or on any ground which would entitle undersigned to cancel the same, to elect to disaffirm any lease or sublease made subsequent to the aforesaid Mortgage or subordinated to the lien thereof, to make all necessary or proper repairs, decorating, renewals, replacements, alterations, additions, betterments and improvements to the above described premises that may seem judicious, in its discretion, insure and reinsure the same for all risks incidental to Mortgagee's possession, operation and management thereof and to receive all such avals, rents, issues and profits.

or evidenced thereby or by any extension thereof and nothing herein contained shall be deemed to effect or impair any rights which the Mortgagee may have under said Note and Mortgage or any other instrument herein mentioned.

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This Assignment is executed by LASALLE NATIONAL BANK, not personally, but as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in such Trustee (and Trustee hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in the Note shall be construed as creating any liability on said Trustee personally to pay said Note or any interest that may accrue thereon, or any indebtedness secured hereunder, or to perform any covenants, either express or implied therein or herein contained, or with regard to any warranty contained herein or in the Mortgage

It is expressly understood that no judgment or decree which may be entered on any debt secured or intended to be secured by the above described Mortgage and other Loan Documents shall operate to abrogate or lessen the effect of this instrument, or that the same shall continue in full force and effect until the payment and discharge of any and all indebtedness secured by said Mortgage and other Loan Documents, in whatever form the said indebtedness may be and until the indebtedness secured by said Mortgage and other Loan Documents shall have been paid in full and all bills incurred by virtue of the authority herein contained have been fully paid out of rents, issues and profits of property, or by Assignor, or until such time as this instrument may be voluntarily released. This instrument shall also remain in full force and effect during the pendency of any foreclosure proceedings, both before and after sale, until the issuance of a deed pursuant to a foreclosure decree, unless indebtedness secured by the above described Mortgage is fully satisfied before the expiration of any period of redemption.

All of the rights, powers, privileges and immunities herein granted and assigned to the Mortgagee shall also inure to its successors and assigns, including all holders, from time to time, of the above described Note.

Whenever the word "Assignor" is mentioned herein, it is hereby understood that the same includes and shall be binding upon successors and assigns (including successors by consolidation) of Assignor, and any party or parties holding legal or equitable title to the above described premises by, through or under Assignor.

It is understood and agreed that the provisions set forth in this Assignment shall be deemed as a special remedy given to the Mortgagee, and shall not be deemed exclusive of any of the remedies granted in the above described Mortgage or any other Loan Document, but shall be deemed an additional remedy and shall be cumulative with the remedies therein granted.

In the event of any default under the terms hereof or of the Note, the Mortgagee or any of the other Loan Documents, or upon maturity of the Note, whether by acceleration or the passage of time or otherwise, the recourse of Mortgagee shall be limited to judicial foreclosure and the other remedies set forth herein or in the other Loan Documents, and, subject to the limitations expressly set forth below, there shall be no personal liability of Assignor or Beneficiary for the payment of principal or interest or other amounts which may be due and payable on or under the terms of the Note, the Mortgage, or the other Loan Documents. Mortgagee shall look solely to the premises and any other security granted to Mortgagee under the terms of this Assignment, the Mortgage and the other Loan Documents upon foreclosure of the lien hereof and of the other Loan Documents, and shall not institute, seek, obtain or take any deficiency or monetary judgment against Beneficiary, or against any property of Beneficiary other than the premises, for any amounts unsatisfied after the application of the premises and other security granted to Mortgagee under the terms of this Assignment and the other Loan Documents, and the proceeds thereof; provided, however that nothing contained in this paragraph shall in any manner or way release, effect or impair: (a) the existence of the debt evidenced by the Note; (b) the enforceability of the liens and security interests created by the Mortgage and the other Loan Documents; (c) the right of Mortgagee after an occurrence of an event of default hereunder, under the Mortgage or any of the other Loan Documents, to recover from Beneficiary any rents or other income received by Beneficiary from tenants of the premises from and after said event of default; (d) the right of Mortgagee after the occurrence of an event of default to recover from Beneficiary an amount necessary to repair any damage to the Mortgaged Property which is caused by the willful or wanton act or omission of Assignor.

Assignor does further specifically authorize and instruct each and every present and future lessee or tenant of the whole or any part of the above described premises to pay all unpaid rental agreed upon in any tenancy to the Mortgagee upon receipt of demand from said Mortgagee to pay the same.

(d) To the payment of any indebtedness secured by the described Mortgage or any deficiency which may result from any foreclosure sale.

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except the warranty made in this Paragraph, all such personal liability, if any, being expressly waived with respect to said Trustee by the Mortgagee and by every person now or hereafter claiming any right or security hereunder, but nothing in the preceding portions of this Paragraph shall be construed in any way so as to affect or impair the lien of the Mortgage, or the Mortgagee's right to the foreclosure thereof, or be construed in any way so as to limit or restrict any of the rights and remedies of the Mortgagee in any such foreclosure proceedings or other enforcement of the payment of the indebtedness secured hereby out of and from the security given therefor in the manner provided herein, in the Note and other instruments given to secure the Note, and further shall not in any way be construed to restrict or limit the Mortgagee's absolute right, if any, to enforce personal liability against any co-maker, endorser, guarantor or guarantors of the Note or any other instrument given to secure the indebtedness.

In Witness Whereof, this Assignment of Rents has been executed as of this 14th day of July, 1986.

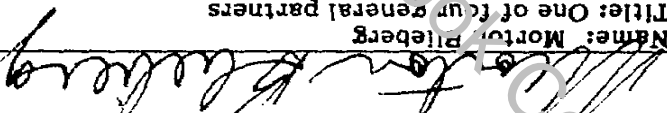
LASALLE NATIONAL BANK, not personally, but solely as Trustee under Trust No. 10-32621-09, as aforesaid.

BY:  ITS: TRUSTEE

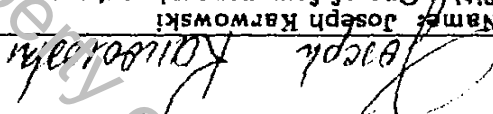
ATTEST:

BY:  ITS: ASSISTANT SECRETARY

KIN-CORAL NORTHBROOK ASSOCIATES, an Illinois General Partnership

BY:  ITS: Morton Pileberg
Name: Morton Pileberg
Title: One of four general partners

BY:  ITS: Alan Nisenbaum
Name: Alan Nisenbaum
Title: One of four general partners

BY:  ITS: Joseph Karwowski
Name: Joseph Karwowski
Title: One of four general partners

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Box 333

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James E. Lentz, Esq.
COFFIELD UNGARETTI HARRIS & SLAVIN
3500 Three First National Plaza
Chicago, Illinois 60602

This instrument was prepared by
and after recording should be
mailed to:

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1986 JUL 23 AM 11:50

COOK COUNTY, ILLINOIS
FILED FOR RECORD

May 23, 1988

My commission expires:

NOTARY PUBLIC

Verda M. Copeland

Given under my hand and notarial seal this 18th day of July, 1986.

I, Verda M. Copeland, a Notary Public in and for said County in the State of Illinois, do hereby certify that MORTON BLIERER, ALAN NISENBaum and JOSEPH KARWOWSKI, of the four general partners of WIN-CORAL NORTHBROOK ASSO-CIATES, an Illinois general partnership, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such general partners, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and for the free and voluntary act of said partnership, for the uses and purposes therein set forth.

STATE OF ILLINOIS)
) ss.)
COUNTY OF COOK)

My commission expires: 8-30-87

NOTARY PUBLIC

Christine D. ...

Given under my hand and notarial seal this 18 day of July, 1986.

I, APHRODITE BAPAJOHN, a Notary Public in and for said County in the State of Illinois, do hereby certify that James A. Clark Ass'n, (Vice) President of LASALLE NATIONAL BANK ("Bank"), and William H. Dillen, (Assistant) Secretary of Bank, 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 Bank as Trustee under Trust No. 10-32621-09, for the uses and purposes therein set forth; and the said (Assistant) Secretary did also then and there acknowledge that he, as custodian for the corporate seal of Bank, did affix the seal as his own free and voluntary act, and as the free and voluntary act of Bank as Trustee, for the uses and purposes therein set forth.

STATE OF ILLINOIS)
) ss.)
COUNTY OF COOK)

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STATE OF ILLINOIS
DEPARTMENT OF REVENUE
CHICAGO, ILLINOIS

PROPERTY TAX
ADDITIONAL STATEMENT OF TAXES
FOR THE YEAR 1988

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PROPERTY TAX
ADDITIONAL STATEMENT OF TAXES
FOR THE YEAR 1988

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FOR THE YEAR 1988

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Address: 610-642 Anthony Trail
Northbrook, Illinois

PN: 04-05-400-019-0000

LOT 10 IN THE RESUBDIVISION OF PART OF LOT 4 IN BLOCK 3 IN THE FIRST
RESUBDIVISION OF SKY HARBOUR INDUSTRIAL PARK UNIT NUMBER 1 IN THE
SOUTH 1/2 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD
PRINCIPAL MERIDIAN ACCORDING TO PLAT THEREOF RECORDED JUNE 27, 1973
AS DOCUMENT NUMBER 22377699 IN COOK COUNTY, ILLINOIS

Legal Description

EXHIBIT A

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