

UNOFFICIAL COPY

6 3 7 5 8 8 5

A-209238

Property of Cook County Clerk's Office

COLLATERAL ASSIGNMENT OF RENTS AND LEASES

LYONS SAVINGS AND LOAN ASSOCIATION, ASSIGNEE
NERI DEVELOPMENT COMPANY, AN OHIO
CORPORATION, ASSIGNOR

COLLATERAL ASSIGNMENT SECURING \$850,000.00 NOTE
EFFECTIVE AS OF AUGUST 15, 1986

86376885

THIS DOCUMENT PREPARED BY AND UPON
RECORDING IS TO BE RETURNED TO:

GUERARD & DRENK LTD.
100 WEST ROOSEVELT ROAD, A-1
WHEATON, ILLINOIS 60187

AMH

UNOFFICIAL COPY

Property of Cook County Clerk's Office

00000000

UNOFFICIAL COPY

6 3 7 5 3 3 5

ASSIGNMENT OF RENTS & LEASES

TABLE OF CONTENTS

(This table of contents is not part of the Assignment and is only for convenience and reference)

Section

1.1 Assignment of Right, Title and Interest

2.1 Purpose

- (a) Secure payment of Note
- (b) Secure payment of sums under Mortgage/
other security instruments
- (c) Secure performance of terms under Note,
Mortgage, other instruments

3.1 Assignors Covenants & Agreements

- (a) Assignee Totality of Rights
- (b) Validity/Enforceability of existing
Leases
- (c) No other Leases exist
- (d) Consent to Lease Alterations
- (e) No Present Defaults
- (f) Notice to Assignee
- (g) Effect of Merger
- (h) Subordination of Leases

4.1 Further Agreements

- (a) Collateral Assignment
- (b) Rights of Assignee upon Default
- (c) Power of Attorney
- (d) Power of Enforcement of Remedies
- (e) No waiver

5.1 Cumulative Rights and Remedies of Assignee

6.1 Severability Clause

7.1 Notice

8.1 Heirs, Representatives, Successor, Assigns
and Gender

9.1 Written Modification, Amendments, Waivers

Legal Description
Schedule of Leases
Acknowledgement

86376885

UNOFFICIAL COPY

6 3 7 4 9 8 8

86376885

ASSIGNMENT OF RENTS AND LEASES

THIS ASSIGNMENT, made this 15th day of August, 1986, is by and between Neri Development Company, an Ohio Corporation, whose address is 1120 Chester Avenue, Cleveland, Ohio 44114 (hereinafter referred to as "Borrower" and/or "Assignor"), and Lyons Savings and Loan Association, whose address is 911 Elm, Hinsdale, Illinois (hereinafter referred to as the "Assignee").

1.1 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 Borrower in, to and under all leases together with any and all future leases hereinafter entered into by any lessor affecting the subject property commonly known as 5515-5525 St. Charles Road, Berkeley, Illinois, and legally described in Exhibit "A" attached hereto and made a part hereof, and all guaranties, amendments, extensions and renewals of said leases and any of them, all of which are hereinafter called the "Leases", and all rents, income 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 subject property.

2.1 This Assignment is made for the purpose of securing:

2.1(a) The payment of the indebtedness (including any extensions or renewals thereof) evidenced by a certain Note of Borrower of even date herewith in the principal sum of EIGHT HUNDRED FIFTY THOUSAND AND 00/100 (\$850,000.00) DOLLARS (hereinafter referred to as the "Note") and secured by a certain Mortgage (hereinafter referred to as the "Mortgage") of even date herewith encumbering the subject property; and

2.1(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

2.1(c) The performance and discharge of each and every term, covenant and condition of Borrower contained in the Note, Mortgage and any other instrument constituting security for the Note.

3.1 Assignor covenants and agrees with Assignee as follows:

3.1(a) The sole ownership of the entire Lessor's Interest in the Leases is vested in Borrower, and that Borrower has not, and shall not, perform any acts or execute

86376885

UNOFFICIAL COPY

Property of Cook County Clerk's Office

41930029

UNOFFICIAL COPY

6 3 7 6 0 0 5

any other instruments which might prevent Assignee from fully exercising its rights under any of the terms, covenants and conditions of this Assignment.

3.1(b) Those Leases listed on the Schedule of Leases (attached hereto as Exhibit "B" and expressly made a part hereof) are valid and enforceable in accordance with their terms and have not been altered, modified, amended, 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.

3.1(c) There are no leases of the subject property except those listed on the Schedule of Leases.

3.1(d) None of the Leases shall be materially altered, modified, amended, terminated, cancelled or surrendered nor any term or condition thereof be waived without the prior written approval of the Assignee.

3.1(e) 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.

3.1(f) Assignor shall give prompt notice to Assignee of any notice received by Borrower claiming that a default has occurred under any of the Leases on the part of the Borrower, together with a complete copy of any such notice.

3.1(g) 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.

3.1(h) Assignor will not permit any Lease to come before the Mortgage and shall subordinate all leases to the lien of the Mortgage.

4.1 The parties further agree as follows:

4.1(a) 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, and has not been cured, 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 subject property.

4.1(b) In the event of any default at any time in the Note, Mortgage or any other instrument constituting

86376885

UNOFFICIAL COPY

Property of Cook County Clerk's Office

0000000000

UNOFFICIAL COPY

6 3 7 5 3 3 3

additional security for the Note, Assignee may, at its option after service of a Notice, receive and collect all such rents, income and profits as they become due, from the subject property and under any and all Leases of all or any part of the subject property. 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.

4.1(c) Borrower 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 of any default not having been cured, to demand, collect, receive and give complete acquittances for any and all rents, income and profits accruing from the subject property, and at Assignee's discretion to file any claim or take any other action or proceeding and make any settlement of any claims, in its own name or otherwise, which Assignee may deem necessary or desirable in order to collect and enforce the payment of the rents, income and profits. Lessees of the subject property are hereby expressly authorized and directed to pay any and all amounts due Borrower pursuant to the Leases directly 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 Borrower in respect of all payments so made.

4.1(d) From and after service of the Notice of any default that has not been cured, 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 subject property, 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 subject property 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 of any default that has not been cured, without further notice to Assignor, with full power to use and apply all of the rents and other income herein assigned to the payment of the costs of managing and operating the subject property and of any indebtedness or liability of Borrower to Assignee, including but not limited to the payment of taxes, special assessments, insurance

86376885

UNOFFICIAL COPY

Property of Cook County Clerk's Office

adddvdr

UNOFFICIAL COPY

6 3 7 1 3 3 3

premiums, damage claims, the costs of maintaining, repairing, rebuilding and restoring the improvements on the subject property or of making the same rentable, attorneys' fees incurred in connection with the enforcement of this Assignment, and of principal and interest payments due from Borrower to Assignee on the Note and the Mortgage, all in such order as Assignee may determine according to provisions of the Security Documents executed herewith. 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 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 subject property, 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 subject property by any lessee under any of the Leases or any other person, or for any dangerous or defective condition of the subject property or for any negligence in the management, upkeep, repair or control of the subject property resulting in loss or injury or death to any lessee, licensee, employee or stranger.

4.1(e) 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.

5.1 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.

6.1 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.

7.1 All Notices to be given pursuant to this Assignment shall be sufficient and shall be deemed served if mailed postage prepaid, certified or registered mail, return receipt requested, to the addresses of the parties hereto as delineated below, or to such other address as a party may

86376885

UNOFFICIAL COPY

Property of Cook County Clerk's Office

20250202

UNOFFICIAL COPY

6 3 7 5 3 0 3

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.

IF TO ASSIGNEE: Lyons Savings & Loan Association
911 Elm Street
Hinsdale, Illinois 60521
ATTN: William E. Hale, Esq.

COPY TO: Guerard & Drenk Ltd.
100 West Roosevelt Road, A-1
Wheaton, Illinois 60187
ATTN: Richard M. Guerard, Esq.

IF TO ASSIGNOR: Neri Development Company
1120 Chester Avenue
Cleveland, Ohio 44114
ATTN: Rocco V. Neri

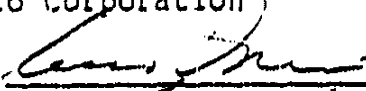
COPY TO: Millet, Klein, Loewenthal, Sprague &
Grunberger
Four Commerce Park Square, Suite 805
23200 Chagrin Boulevard
Cleveland, Ohio 44122
Attn: Marc S. Loewenthal, Esq.


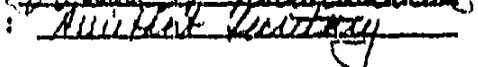
8.1 The term "Assignor", "Assignee", and "Borrower" shall be construed to include the heirs, personal representatives, successors and assigns thereof. The gender and number used in this Assignment are used as a reference term only and shall apply with the same effect whether the parties are of the masculine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

9.1 This Assignment may not be amended, modified or changed nor shall any waiver of any provision hereof be effective as against Assignee, 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, the said Assignor has caused this instrument to be signed as of the date first above written.

Neri Development Company, an
Ohio Corporation

BY: 
Its: _____

ATTEST: 
Its: 

881/8886/cp

86376885

UNOFFICIAL COPY

Property of Cook County Clerk's Office

88888888

UNOFFICIAL COPY

6 3 7 5 8 8 5

STATE OF Illinois)
) SS
COUNTY OF DuPage)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Rocco V. Neri, personally known to me to be a President of Neri Development Company, an Ohio Corporation, and Marc S. Hoewenthal, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Assistant Secretary they signed and delivered the said instrument as President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of August, 1986.

Thomas W. B...
Notary Public

My Commission Expires:
June 23, 1989

CLERK OF COOK COUNTY Clerk's Office

86376885

UNOFFICIAL COPY

Property of Cook County Clerk's Office

48930992

UNOFFICIAL COPY

6 3 7 5 0 0 1

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

LOT 4 (EXCEPT THE EAST 100 FEET THEREOF) IN BLOCK 1 IN WOLF ROAD HIGHLANDS IN ROBERTSON AND YOUNG'S SUBDIVISION IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND

LOT 5 (EXCEPT THE HIGHWAY) AND THE EAST 20 FEET OF LOT 6 IN BLOCK 1 IN WOLF ROAD HIGHLANDS IN ROBERTSON AND YOUNG'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 12, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER OF ST. CHARLES ROAD (EXCEPT THE NORTH 183 FEET ON THE WEST LINE BY 174 FEET ON THE EAST LINE OF WEST 284.7 FEET) IN COOK COUNTY, ILLINOIS;

ALSO

PARCEL II

LOTS 1, 2, 3, AND 4 IN THE SUBDIVISION OF THE WEST 100 FEET OF LOT 6 (EXCEPT THE NORTH 17 FEET THEREOF) IN BLOCK 1 IN WOLF ROAD HIGHLANDS ROBERTSON AND YOUNGS SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

VACATED 16 FEET ALLEY LYING SOUTH OF AND ADJOINING LOTS 1 AND 2 AND NORTH OF AND ADJOINING LOTS 3 AND 4 AND VACATED 33 FEET STREET LYING SOUTH OF AND ADJOINING LOTS 3 AND 4 IN THE SUBDIVISION OF THE WEST 100 FEET OF LOT 6 IN BLOCK 1 IN WOLF ROAD HIGHLANDS ROBERTSON AND YOUNGS SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

LOT 7 (EXCEPT THE NORTH 17 FEET THEREOF) AND THE WEST 175 FEET OF LOT 6 (EXCEPT THE WEST 100 FEET AND EXCEPT THE NORTH 17 FEET THEREOF) IN BLOCK 1 IN WOLF ROAD HIGHLANDS ROBERTSON AND YOUNGS SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PIN #'s 15-07-213-005 15-07-213-004
15-07-213-007 15-07-213-066
15-07-213-008 15-07-213-003
15-07-213-006

881/B886/CP

86376885

UNOFFICIAL COPY

6 3 7 5 3 3 5

EXHIBIT "B"

SCHEDULE OF LEASES

Lease dated April 16, 1986, by and between Neri Development Company, Landlord, and D'Amato, Inc., Tenant.

Lease dated September 30, 1975, by and between Beverly Bank, as Trustee under Trust Agreement dated November 20, 1970, and known as Trust Number 8-2547, Landlord, and Thomas Caron, Tenant.

Lease dated April 28, 1971, by and between Beverly Bank, as Trustee under Trust Agreement dated November 2, 1970, and known as Trust Number 8-2547, Landlord, and Caron Drug Corporation, Tenant.

DEPT-01 RECORDING \$19.00
T#3333 TRAN 6491 08/06/86 14:42:00
#0906 # A *-54-376885
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

86376885

86376885

19

UNOFFICIAL COPY

Property of Cook County Clerk's Office

88807000