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PREPARED BY: Loan Number: Great West Loan No. 111.-70084
 STEPHEN H. MALATO, ESQ. Address: 225 W. Ohio, Chicago, IL
 Hinshaw, Culbertson, Moelmann,
 Hoban & Fuller Tax No(s): 17-09-237-001
 69 West Washington Street
 Chicago, Illinois 60602

ASSIGNMENT OF RENTS AND LEASES AND
SPECIFIC ASSIGNMENT OF LEASES

THIS SPECIFIC ASSIGNMENT OF LEASES AND RENTS, made this 29th
 day of July, 1987, by AMERICAN NATIONAL BANK AND
 TRUST COMPANY OF CHICAGO, not personally but solely as Trustee
 pursuant to Trust Agreement dated December 12, 1978 and known as
 Trust Number 45541 ("Trust"), and 225 W. OHIO ASSOCIATES, an
 Illinois Limited Partnership, the sole beneficiary of Trust
 ("Beneficiary") (Trust and Beneficiary collectively "Assignor"),
 in favor of GREAT-WEST LIFE ASSURANCE COMPANY, having its
 principal office at 100 Osborne Street North, Winnipeg, Canada
 R3C3A5 ("Assignee").

R E C I T A L S

A. Trust executed and delivered note of even date herewith
 ("Note"), payable to the order of Assignee, in the principal
 amount of TWO MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS
 (\$2,100,000.00) ("Loan") and, as security therefor, executed and
 delivered to Assignee its mortgage, of even date with Note
 ("Mortgage"), conveying the land legally described on Exhibit "A"
 attached hereto and made a part hereof ("Land") and the
 improvements constructed and to be constructed thereon
 ("Improvements") (Land and Improvements collectively "Mortgaged
 Premises").

B. Trust and/or Beneficiary, as landlord, executed lease
 agreements with occupancy tenants of Mortgaged Premises
 ("Tenants"), identified in Exhibit "B" attached hereto and made a
 part hereof, (collectively "Existing Leases").

C. As additional security for the payment of Loan,
 interest and all other sums due and owing to Assignee pursuant to
 Note (collectively "Indebtedness"), and the performance of all of
 the terms, covenants, conditions and agreements contained in
 Mortgage, commitment issued by Assignee in favor of Beneficiary,
 dated April 13, 1987 ("Commitment") and "Other Loan Documents"

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mail to: CT & T
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EXHIBIT

This document is a copy of the original document...
 It contains information regarding...
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 It is a true and correct copy of the original...

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(as such term is defined in Mortgage) (Note, Mortgage, Commitment and Other Loan Documents collectively "Loan Papers"), Assignor agreed to assign to Assignee all of its right, title and interest in and to Existing Leases.

NOW, THEREFORE, in consideration of the disbursement of the proceeds of Loan by Assignee and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, Assignor:

1. Hereby grants a security interest in and sells, assigns, transfers and sets over unto Assignee one hundred per cent (100%) of Assignor's right, title and interest in and to Existing Leases, together with all rents, income or other sums payable by the provisions thereof ("Rents") and, at the option of Assignee, all future lease agreements which may be executed by Assignor, as landlord, with occupancy tenants of Mortgaged Premises ("Future Tenants") at any time hereafter ("Future Leases") and all rents, income or other sums payable by the provisions thereof ("Future Rents").

2. Agrees that this Assignment is made for the purpose of securing the payment of Indebtedness and the performance and discharge of each and every obligation, covenant and agreement required of Assignor pursuant to Loan Papers.

3. Represents (in the instance of Trust) and warrants and represents (in the instance of Beneficiary) that:

- a). Assignor is the sole owner of one hundred per cent (100%) of the landlord's right, title and interest in and to Existing Leases;
- b). Existing Leases are valid and enforceable and have not been altered, modified or amended;
- c). Tenants are not in default in the performance of any of the terms, covenants, conditions or agreements required of them pursuant to Existing Leases; and
- d). no part of Rents reserved in Existing Leases has been previously assigned and no part of Rents, for any period subsequent to the date hereof, has been collected in advance of the due date thereof.

4. Shall observe and perform all of the obligations imposed upon the landlord named in Existing Leases and Future Leases and shall:

- a). not do or permit any act or occurrence which would impair the security thereof;

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- b). not collect any part of Rents or Future Rents in advance of the time when the same shall become due;
- c). not execute any other assignment of Assignor's interest, as landlord, in Existing Leases, Future Leases, Rents or Future Rents;
- d). not alter, modify or change the terms and conditions of Existing Leases or Future Leases, cancel or terminate the same or accept a surrender thereof, without the prior written consent of Assignee;
- e). at Assignee's request, execute and deliver all such further assurances and assignments as Assignee shall, from time to time, require.

5. Shall have the right, so long as there shall exist no "Monetary Default, "Non-Monetary Default" (as such terms are defined in Mortgage) or default pursuant to Existing Leases and Future Leases ("Lease Default"), to collect Rents and Future Rents, when due but not prior thereto, and retain, use and enjoy the same.

6. Agrees that any time following a Monetary Default, Non-Monetary Default (as defined and subject to the notice and grace periods provided in Mortgage) or Lease Default, Assignee may, at its option, either in person or through its agent or a receiver appointed by a court of competent jurisdiction, without notice, without, in any way, waiving such default, and without regard to the adequacy of the security for Indebtedness, and with or without instituting any action or proceeding:

- a). to the extent permitted by law, take possession of Mortgaged Premises and hold, manage, lease and operate the same on such terms and for such periods of time as Assignee may deem proper;
- b). with or without taking possession of Mortgaged Premises, in its own name, institute suit or otherwise collect and receive Rents and Future Rents, including Rents and Future Rents past due and unpaid, with full power to make, from time to time, all alterations, renovations, repairs or replacements thereto or thereof, as Assignee may deem proper; and
- c). apply Rents and Future Rents to the payment of:
 - i). all costs and expenses incurred in managing Mortgaged Premises (including, but not limited to, the salaries, fees and wages of the managing agent thereof and other employees of Assignor);

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- ii). all expenses of operating and maintaining Mortgaged Premises (including, but not limited to, all taxes, charges, claims, assessments, water rents, sewer rents and other liens and premiums for all insurance coverages which Assignee may deem necessary);
- iii). all costs of alteration, renovation, repair or replacement of Mortgaged Premises;
- iv). all expenses incident to the taking and retaining of possession of Mortgaged Premises; and
- v). Indebtedness and all costs, expenses and attorneys' fees incurred by Assignee by reason hereof;

and apply the same in such order of priority as Assignee, in its sole discretion, may determine, any statute, law, custom or use to the contrary notwithstanding.

7. Agrees that Assignee shall not be:

- a). Liable for any loss sustained by Assignor resulting from Assignee's failure to let Mortgaged Premises following the occurrence of a Monetary Default, Non-Monetary Default or Lease Default or by reason of any other act or omission of Assignee in managing Mortgaged Premises thereafter, unless such loss is caused by the willful misconduct or gross negligence of Assignee.
- b). Obligated to perform or discharge, nor does Assignee hereby undertake to perform or discharge, any obligation, duty or liability of Assignor pursuant hereto or pursuant to Existing Leases and Future Leases and Assignor shall, and does hereby agree, to indemnify Assignee for, and hold Assignee harmless from, any and all liability, loss or damage which may or might be incurred by reason thereof and from any and all claims 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 of the terms, covenants, conditions and agreements required of Assignor pursuant hereto or pursuant to Existing Leases and Future Leases; PROVIDED, HOWEVER, that such indemnification shall not include any liability, loss or damage which

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(i) All expenses of carrying and maintaining the property shall be paid by the tenant, including the cost of repairs, maintenance, insurance, taxes, and other charges, and the tenant shall be liable for the same. (ii) The tenant shall be responsible for the payment of all bills and charges incurred by him or her in connection with the use of the property.

(iii) The tenant shall be responsible for the payment of all bills and charges incurred by him or her in connection with the use of the property.

(iv) The tenant shall be responsible for the payment of all bills and charges incurred by him or her in connection with the use of the property.

(v) The tenant shall be responsible for the payment of all bills and charges incurred by him or her in connection with the use of the property.

The tenant shall be responsible for the payment of all bills and charges incurred by him or her in connection with the use of the property.

Agrees that the above terms and conditions shall be binding on the tenant.

The tenant shall be responsible for the payment of all bills and charges incurred by him or her in connection with the use of the property.

The tenant shall be responsible for the payment of all bills and charges incurred by him or her in connection with the use of the property.

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may be incurred by Assignee by reason of the willful misconduct or gross negligence of Assignee or its acts and deeds following the exercise of Assignee's rights pursuant hereto or pursuant to Existing Leases and Future Leases.

If Assignee incurs any liability pursuant hereto or pursuant to Existing Leases and Future Leases or in defense of any such claim or demand, the amount thereof, including costs, expenses and reasonable attorneys' fees (exclusive of any costs, expenses and attorneys' fees incurred by Assignee by reason of its negligence, willful misconduct or acts and deeds following the exercise of Assignee's rights pursuant hereto or pursuant to Existing Leases and Future Leases), shall be secured by Mortgage and Assignor shall reimburse Assignee therefor, immediately upon demand, PROVIDED THAT no personal liability shall be imposed upon Assignor. In the event of the failure of Assignor so to do, Assignee may, at its option, declare Indebtedness immediately due and payable.

8. Agrees that, except as otherwise herein provided, this Assignment shall not operate to place upon Assignee any responsibility for the control, care, management or repair of Mortgaged Premises or for the performance of any of the terms, covenants, conditions and agreements required of Assignor, as landlord, pursuant to Existing Leases and Future Leases nor is the same intended to make Assignee responsible or liable for any:

- a). waste committed on Mortgaged Premises by Tenants, Future Tenants or any other party;
- b). dangerous or defective condition of Mortgaged Premises; or
- c). negligence in the management, upkeep, repair or control of Mortgaged Premises resulting in loss, injury or death to any Tenant, Future Tenant, licensee, employee or stranger.

9. Agrees that:

- a). Any good faith affidavit, certificate, letter or statement of any officer, agent or attorney of Assignee, setting forth that any part of Indebtedness remains unpaid, shall be and constitute evidence of the validity, effectiveness and continuing force and effect of this Assignment (all persons being hereby authorized to rely thereon); and Assignor hereby authorizes and directs Tenants, Future Tenants or other occupants of Mortgaged Premises, upon receipt from Assignee of written notice to the effect that Assignee is then the holder of Loan Papers and that a Monetary Default, Non-Monetary Default or Lease Default has

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occurred pursuant thereunder or pursuant hereto, to pay Rents and Future Rents to Assignee until otherwise notified by Assignee to the contrary.

b). Upon payment of Indebtedness in full, this Assignment shall be null and void.

10. Agrees that Assignee may take or release any other security given for the payment of Indebtedness, release any party primarily or secondarily liable therefor and apply any other security, in its possession, to the satisfaction of Indebtedness, without prejudice to any of its rights pursuant hereto.

11. Agrees that the terms "Existing Leases" and "Future Leases" shall include any subleases thereof and all extensions or renewals of Existing Leases, Future Leases and subleases thereof.

12. Agrees that nothing contained herein and no act done or omitted to be done by Assignee pursuant to the powers and rights granted to it hereunder shall be deemed to be a waiver by Assignee of its rights and remedies pursuant to Loan Papers and this Assignment is made without prejudice to any of the rights and remedies possessed by Assignee thereunder. The right of Assignee to collect Indebtedness and to enforce any security therefor in its possession may be exercised by Assignee either prior to, concurrently with or subsequent to any action taken by it pursuant hereto.

13. Agrees that any notices to be served pursuant hereto shall be deemed properly delivered if delivered personally or by Federal Express or comparable "over-night" courier service providing one (1) day service (which shall be deemed to have been received on the date of delivery thereof), or by United States certified or registered mail, postage prepaid (which shall be deemed to have been received three [3] days following the postmark date thereof), to Assignor and the parties to whom copies of such notices are to be mailed at the addresses set forth below or to such other address as Assignor or such other parties may direct in writing:

If to Trust, at 33 N. LaSalle, Chicago, Illinois, with a copy thereof to Beneficiary.

If to Beneficiary, c/o P.O. Box 10075, Chicago, Illinois 60610.

15. Agrees that this Assignment and all covenants and warranties herein contained shall inure to the benefit of Assignee, its successors, assigns, grantees and legal representatives and shall be binding upon Assignor, their respective heirs,

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executors, administrators, successors, assigns, grantees and legal representatives.

This Specific Assignment is executed by Trust, not personally but solely as trustee under the terms of the aforesaid Trust Agreement, solely in the exercise of the power and authority conferred upon and vested in it as such Trustee (and Trust hereby warrants that it possesses full power and authority to execute this Assignment). It is expressly understood and agreed that:

- (1) Nothing herein or in Note or Other Loan Documents contained shall be construed as establishing any personal liability upon Trust or Beneficiary, personally, to pay Indebtedness or to perform any of the terms, covenants, conditions and agreements herein or therein contained, all such personal liability being hereby expressly waived by Assignee; Assignee's only recourse against Trust and Beneficiary being against Mortgaged Premises and other property given as security for the payment of Indebtedness ("Other Security"), in the manner herein, in Note and Other Loan Documents and by law provided.
- (2) In the event that Trust or Beneficiary shall default in any of the terms and conditions required of it or them pursuant to Commitment or if a Monetary Default or Non-Monetary Default (as such terms are defined in Mortgage) shall occur or upon maturity of Indebtedness, whether by acceleration, passage of time or otherwise, the recourse of Assignee shall be limited to judicial foreclosure of Mortgaged Premises or the exercise of other remedies set forth herein and in Commitment, Note and Other Loan Documents and there shall be no personal liability of Mortgagor, Beneficiary or the partners of Beneficiary ("Partners") for the payment of Indebtedness.
- (3) Mortgagee shall look solely to Mortgaged Premises and Other Security upon foreclosure of the lien of this Mortgage and no deficiency judgment for Indebtedness (following the application of Mortgaged Premises, Other Security and the proceeds thereof) shall be instituted,

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 19____.

Clerk of the Court

[Illegible text]

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bought, taken or obtained against Trust, Beneficiary, Partners or any successor in title to Trust.

IN WITNESS WHEREOF, Trust and Beneficiary have executed or caused this Assignment to be executed by their respective officers and partners, as of the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but solely as trustee aforesaid

By _____
Title: _____

ATTEST:

Title: _____

225 N. OHIO ASSOCIATES, an Illinois Limited Partnership

By _____
Title: General Partner

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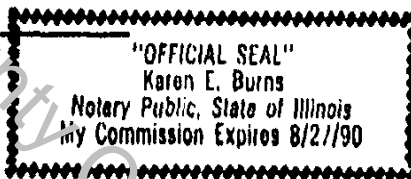
STATE OF ILLINOIS)
COUNTY OF COOK) 89.

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that J. MICHAEL WRELAN of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO ("Trust") and SUZANNE G. BAKER, thereof, 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 Trust, for the uses and purposes therein set forth, and the said ASSISTANT SECRETARY did also then and there acknowledge that as custodian of the corporate seal of Trust, did affix the said corporate seal thereof to said instrument as her own free and voluntary act, and as the free and voluntary act of Trust, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this JUL 29 1987 day of _____, 1987.

Karen E. Burns
Notary Public

My Commission Expires _____



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LEGAL DESCRIPTION OF LAND

LOTS 14, 15, 16 AND 17 IN BLOCK 13 IN NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

17-09-237-001 ^{ALL} AAG Jan.

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EXHIBIT "A"

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SCHEDULE OF EXISTING LEASES

<u>Tenant</u>	<u>Date of Lease</u>	<u>Commencement Date</u>	<u>Termination Date</u>
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225 N. Ohio
Rent Schedule

Floor	Tenant	Effective Date of Lease	Square Feet	Lease Expiration	(3) Rent Per Square Ft.
1	Fernchar Textile Styles	01-Sep-86	7,456	31-Aug-91	10.00
2	Creative Office Interiors	01-May-83	3,851	30-Apr-93	10.64
2	Midwest Academy	01-Apr-87	2,900	31-Mar-94	8.62
2	Vacant (2)		1,100		10.50
3	Creative Letter and Office Service	01-Jan-85	1,520	31-Dec-89	9.34
3	Association of Graphic Arts	01-Nov-83	1,000	30-Sep-89	12.00
3	Slutkin Studios	01-Oct-84	1,954	31-Oct-89	7.90
3	Balvin and Reckers	01-Nov-83	938	31-Oct-89	10.23
3	Joran Co.-Office of the Building		1,757	No Rent	
4	Moses Association	15-Nov-82	1,200	14-Nov-86	8.93
4	Outfitter, Ltd.	01-May-86	4,900	30-Apr-91	7.25
4	Chicago Land Enterprises (4)	01-Aug-86	1,900	31-Jul-89	9.50
5	Baker and Associates	01-Jun-86	2,400	31-May-91	12.50
5	Educational Analysis System	01-May-86	5,300	30-Apr-91	9.87
6	Intl. Institute of Foods and Family Living	01-Mar-85	5,407	31-Dec-95	9.38
6	Intl. Institute of Foods and Family Living (1)	01-May-87	2,652	31-Dec-93	10.00
Totals			46,635		
Less: Vacancy (5)					

Effective Total Base Rent

- (1) Lease out for signature
- (2) Two Proposals Pending
- (3) For Vacant and turnover space. Assume Market rents = \$10.50 in 1987, increase
- (4) One Month Free Rent in 1989
- (5) 1987 Vacancy is included rent numbers, all other years assume a 5% Vacancy

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DEPARTMENT

COMMISSION

DATE OF ISSUE

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