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COOK COUNTY, ILLINOIS
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THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:
Holmstrom & Green
John F. Purtil
1699 E. Woodfield Road
Schaumburg, Illinois 60173

1987 AUG 31 PM 2:24

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TAX # 02-23-114-026 DGD *fm*

19.00

ASSIGNMENT OF RENTS, LEASES AND CONTRACTS

KNOW ALL MEN BY THESE PRESENTS:

FOR VALUE RECEIVED, the undersigned, ROBERT J. NEUMEYER, (the "Beneficiary") and FIRST ILLINOIS BANK OF ARLINGTON HEIGHTS, its trustee under Trust Agreement dated September 26, 1986, and known as Trust No. AH1017 (the "Trust") (the Beneficiary and the Trust are herein sometimes together called the "Assignor") hereby sells, assigns, transfers and conveys to AMERICAN NATIONAL BANK OF ARLINGTON HEIGHTS, a national banking association, its successors and assigns (the "Secured Party"), all of the right, title and interest of Assignor in, to and under any and all leases, tenancies and other agreements and contracts relating to or arising from all or any portion of the premises (hereinafter defined) whether now or hereafter existing, including, without limitation those certain leases set forth in Exhibit B hereto, (said leases, tenancies and other agreements being herein collectively called the "Leases"), and in and to all of the rents, issues, profits, and income whatsoever and in all of the rights, interests and privileges arising from or which may be had under any Leases now existing or which may be hereafter created (and under any extensions or renewals thereof), and all other rights, interests and privileges now existing or which may be hereafter created on or relating to the real estate described in Exhibit A attached hereto and by this reference made a part hereof, and the buildings and improvements now or hereafter located thereon (said real estate, buildings and improvements being herein referred to as the "premises"), as collateral security for:

(a) the payment of the indebtedness now or hereafter evidenced by that certain secured promissory note in the principal amount of \$471,000.00, executed by the Assignor and payable to the Secured Party (said note, together with all notes issued in substitution or exchange therefor, as any of the foregoing may be amended, modified, or supplemented from time to time hereafter, being herein referred to as the "Note"); and

(b) the payment and performance by Assignor of all of the covenants, warranties, representations, terms and conditions

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under any other document executed and delivered to the Secured Party as an inducement to the Secured Party to make the loan evidenced by the Note or securing payment of the indebtedness evidenced by the Note, including, without limitation, (i) that certain Mortgage, Assignment of Rents and Security Agreement of even date herewith, executed by the Trust in favor of the Secured Party; and (ii) all other instruments of security executed by any party and securing the indebtedness evidenced by the Note (all of the documents described in this subparagraph (b) being herein called the "Security Documents"); and

(c) the payment, and performance by Assignor of all of the covenants, warranties, representations, terms and conditions herein contained.

The obligations described in the foregoing subparagraphs (a), (b), and (c) are hereinafter sometimes collectively called the "Obligations".

Assignor will observe and perform all covenants, conditions, and agreements in the Leases or in any lease or contract now or hereafter affecting any portion of the premises or in any assignment to Secured Party of any such lease or contract on the part of the Assignor to be observed and performed thereunder.

It is agreed that the Assignor shall be entitled to collect and retain the rents, issues and profits of and from the rental of the premises or any part thereof unless and until there shall be an event of default or default as the case may be under the Security Documents and said event of default shall be continuing, or if there shall be a failure to perform or observe any covenant, warranty, term or condition hereof (each of the foregoing being deemed an event of default hereunder). Upon the occurrence of an event of default hereunder, the Secured Party shall be entitled forthwith to take possession and control of the premises and shall have the sole and exclusive right and authority to manage and operate the same, to collect the rents, issues, profits and income relating to the rental of the premises, with full power to employ agents to manage the premises, and to do all acts relating to such management, including, but not limited to, negotiation of new Leases thereon, making adjustments of existing Leases, contracting and paying for such improvements, repairs and replacements to the buildings and fixtures, equipment and personal property located therein and used in any way in the operation, use and occupancy of the premises as in the sole judgment and discretion of the Secured Party may be necessary to maintain the same in a tenantable and marketable condition, purchasing and paying for such additional furniture and equipment as in the sole judgment of the Secured Party may be necessary to maintain a proper rental income from the premises, employing necessary maintenance employees, purchasing fuel, providing utilities and paying all

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other necessary expenses incurred in the operation of the premises, maintaining adequate insurance coverage over hazards customarily insured against and paying the premiums therefor and applying the net rents, issues, profits and income so collected from the premises, after deducting the costs of collection thereof, which shall include a reasonable management fee for any management agent so employed, against the amount expended for repairs, upkeep, maintenance service, fuel, utilities, taxes, assessments, insurance premiums and such other expenses as it may be necessary or desirable to incur, in the sole discretion of the Secured Party, in connection with the premises and the operation thereof, and against interest, principal or other charges which have or which may become due, from time to time, under the terms of the Note or the Security Documents (or any of them).

In the event of an event of default, the Assignor agrees to endorse and deliver to the Secured Party, all then existing Leases as the Secured Party may from time to time request. Without limiting the provisions of the immediately preceding sentence, and whether or not the Assignor endorses and/or delivers said leases to the Secured Party, as aforesaid, this Assignment shall be deemed to be an assignment of all Leases to the Secured Party. The provisions hereof shall not limit the effect of any assignments of particular Leases in fact given to the Secured Party by Assignor.

It is further understood that this Assignment shall not operate to place responsibility for the control, care, management or repair of the premises upon the Secured Party, nor for the performance of any of the terms and conditions of any Leases assigned hereunder, nor shall it operate to make the Secured Party responsible or liable for any waste committed on the premises by the tenants or any other party or for any dangerous or defective condition of the premises or for any negligence in the management, upkeep, repair, alteration or control of the premises resulting in loss or injury to any tenant, invitee, licensee, employee or stranger.

The acceptance of this Assignment and the collection of the rents hereby assigned in the event of an event of default shall be without prejudice to and shall not constitute a waiver on the part of the Secured Party or of any of the Secured Party's rights or remedies under the terms and conditions of the Note, or the Security Documents, at law or in equity, or otherwise.

The Secured Party may, at its option, upon an event of default, notify any tenants or other parties of the existence of this Assignment.

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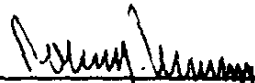
The remedies of the Secured Party hereunder are cumulative and the exercise of any one or more of the remedies provided for herein shall not be construed as a waiver of any of the other remedies of the Secured Party.

All rights of Secured Party hereunder shall inure to the benefit of its successors and assigns, and all obligations of Assignor hereunder shall bind its respective successors and assigns. The Assignor agrees that if the Secured Party gives notice to the Assignor of an assignment of said rights, upon such notice the liability of the Assignor to the assignee shall be immediate and absolute. The Assignor will not set up any claim against the original or any intervening Secured Party as a defense, counterclaim or setoff to any action brought by any such assignee for any amounts due hereunder or for possession of or the exercise of rights with respect to the collateral security provided hereby.

This Assignment is executed by the Trustee, 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 said Trustee in its personal and individual capacity hereby warrants that it as Trustee possesses fully power and authority to execute this instrument), and it is expressly understood and agreed by the Secured Party and by every person now or hereafter claiming any right or security hereunder that nothing contained herein or in the Note shall be construed as creating any liability on said Trustee in its individual capacity personally to pay the obligations under the Note or any interest that may accrue thereon, or any indebtedness accruing hereunder or to perform any covenant, either expressed or implied, herein contained, all such liability, if any, being expressly waived, but this waiver shall in no way affect the personal liability of any other party, including, without limitation, the Beneficiary, under the Note or this Assignment or under any other document given in connection with the Note or this Assignment.

If the Assignor consists of more than one person or entity, the liability of each hereunder shall be joint and several.

IN WITNESS WHEREOF, the undersigned has executed this Assignment of Rents, Leases and Contracts as of the 13th day of August, 1987.



Robert J. Neumeyer

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First Illinois Bank of Arlington Heights, not personally, but solely as Trustee as aforesaid.

BY: Chal N Good

Title: VICE PRESIDENT AND TRUST OFFICER

ATTEST:

[Signature: Ken Duff]

Senior Vice President and Trust Officer

RIDER CONTAINING EXONERATION
CLAUSE ATTACHED BEFORE EXECUTION

INDIVIDUAL ACKNOWLEDGEMENT

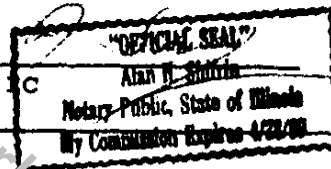
STATE OF ILLINOIS)
)SS
COUNTY OF)

I, Alan H. Griffin, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named ROBERT J. NEUMEYER, who is 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, sealed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13 day of August, 1987.

(SEAL)

Notary Public
My Commission Expires:



TRUSTEE ACKNOWLEDGEMENT

STATE OF ILLINOIS)
)SS
COUNTY OF)

I, Catherine (Nation), the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Robert J. Neumeier VICE PRESIDENT AND TRUST OFFICER of First Illinois Bank of Arlington Heights, (the "Bank") and Chal N. Good, Senior Vice President and Trust Officer of said bank who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such VICE PRESIDENT AND TRUST OFFICER and Senior Vice President and Trust Officer respectively, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said bank, as

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ASSIGNMENT OF RENTS

This assignment of rents is executed by First Illinois Bank Arlington Heights not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as Trustee and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on the Trustee, either individually or as Trustee aforesaid, personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by the Assignee and by every person now or hereafter claiming any right or security hereunder, and that so far as said First Illinois Bank Arlington Heights, either individually or as trustee aforesaid, or its successors, personally are concerned, the legal holder or holders of said note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, if any.

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EXHIBIT "A"

Lot 2 in Hellen Road Subdivision, being a Subdivision of part of the East 1/2 of the Northeast 1/4 of Section 23, Township 42 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded July 8, 1981 as Document 25,930,606, in Cook County, Illinois.

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EXHIBIT "B"

1. Lease of 2400 Sq. Ft. located at 260 E. Hellen Road, Palatine, Illinois, Lessor: First Illinois Bank of Arlington Heights; Lessee: Neu-Comp Company.
2. Lease of 2400 Sq. Ft. located at 260 E. Hellen Road, Palatine, Illinois, Lessor: First Illinois Bank of Arlington Heights; Lessee: Neu-Comp Leasing, Inc.
3. Lease of 5,000 sq. ft. located at 260 E. Hellen Road, Palatine, Illinois, Lessor: First Illinois Bank of Arlington Heights; Lessee: Neu-Comp Refurb a division of Neu-Comp Leasing.

Property of Cook County Clerk's Office

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