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ASSIGNMENT OF LEASES AND RENTS

For the purpose of further securing the Note dated October 21, 1987 made by Lasalle National Bank as Trustee Under Trust Agreement Dated September 1, 1987 Trust #112606 payable to Westbank/Naperville and not individually in the principal amount of Three Hundred Twenty Five Thousand and No/100 (\$ 325,000.00) secured by a Mortgage

hearing even date with said Note, whereby Lasalle National Bank as Trustee Under Trust Agreement dated September 1, 1987 as Trust Number 112606 and not individually conveyed to the Westbank/Naperville

an Illinois banking corporation, the real estate described in Exhibit A hereto as well as securing the performance of Borrower's covenants under a Security Agreement and Guaranty of even date with the Note, and in the consideration of the making by Westbank/Naperville (hereinafter called the "Bank"), of the loan evidenced by said Note, the undersigned does hereby assign, transfer and set over unto the Bank all the right, title and interest of the undersigned in, to and under all leases of any and every kind, whether written or verbal, now or hereafter existing with respect to said real estate or any part thereof, together with all rents accrued and to accrue and all other rents at any time arising out of said real estate; hereby reserving to the undersigned the privilege of collecting said rents as they become due for so long as there shall be no default under said Note or said Mortgage or this Assignment. This Assignment shall remain in full force and effect until all indebtedness secured by said Mortgage has been paid in full.

The undersigned does further hereby covenant and agree with the Bank that until said indebtedness has been paid in full the undersigned, upon the Bank's request, will furnish it true copies of all leases and will make, sign and deliver to the Bank such other and additional instruments as may be necessary, desirable or convenient to enable the Bank to have, hold and enjoy its rights as assignee of any and all leases at any time made and entered into with respect to said real estate or any part thereof and as assignee of all the rents at any time arising out of said real estate.

Until the Bank shall notify the lessee or lessees under any lease or leases of said real estate that there has been a default under said Note or said Mortgage or this Assignment, such lessee or lessees shall be entitled to pay such rents as they become due to the undersigned.

In the event of any default under said Note or Mortgage ~~or this Assignment~~, the Bank shall have the right (but not the duty) to take whatever steps it may deem necessary, desirable or convenient to enforce or realize upon this Assignment and upon any additional instruments that may be given pursuant hereto. The Bank may in its discretion, in the names of the undersigned or otherwise, enforce performance of the covenants of the lessee or lessees under any lease, or leases, and the obligations of the tenant or tenants of said real estate, including covenants and obligations for payment of rent, but the Bank shall not be responsible for the performance of any of the covenants of the

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Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
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EXHIBIT A

ATTACHED TO AND MADE A PART OF A Assignment of Leases & Rents
BY AND BETWEEN

Lasalle National Bank as Trustee under Trust Agreement
dated September 1, 1987 known as Trust Number 112606

AND WESTRANK/NAPERVILLE

LEGAL DESCRIPTION OF PROPERTY:

That part of the West half of the South Half of the South Half of the Northeast quarter and that part of the West half of the North Half of the North Half of the North Half of the Southeast quarter taken as a Tract (except the West 710 feet and except the East 201.0 feet of the West 911.0 feet of the South 900 feet and except the South 481 feet) all in Section 15, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 03-15-200-006 volume 212

West Elmhurst road south of Drake Terrace

Prepared by *
Return To:

Schillerstrom & Cresto Ltd
568 S. Washington St.
Naperville, IL 60540

BOX 333-CC

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