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COLLATERAL ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT made as of the 12th day of November, 1987, from Independent Trust Corporation, an Illinois corporation not personally but solely as Trustee under the provisions of a deed in trust duly recorded and delivered to such trustee in pursuance of a Trust Agreement dated October 22, 1987 and known as Trust No. 20019 (the "Trustee") and ITC Realty Acquisition, Ltd., an Illinois corporation as the sole Beneficiary of the Trust Agreement pursuant to which the Trustee acts (the "Beneficiary"; the Beneficiary and the Trustee are herein referred to as the "Assignor") to The Exchange National Bank of Chicago (the "Lender");

WHEREAS, the Trustee has executed (i) its Mortgage Note of even date herewith to the order of Lender in the principal amount of Eleven Million Dollars (\$11,000,000) (the "Note"), and (ii) its Mortgage (herein called the "Mortgage"), to secure the Note, conveying the premises (the "Premises") legally described in Exhibit A hereto; and

WHEREAS, the Beneficiary, the Trustee and Lender have entered into a Loan Agreement of even date herewith (the "Loan Agreement"), which requires the execution and delivery of this Assignment;

NOW, THEREFORE, the Assignor, for and in consideration of these presents and the mutual agreements herein contained and for other good and valuable consideration, the receipt whereof is hereby acknowledged, and as further and additional security for payment of the Note; the principal sum, interest, premiums and other indebtedness evidenced thereby; any amendments, extensions or renewals of the Note; any other indebtedness or obligation secured or guaranteed by the Mortgage; payment of all other sums with interest thereon becoming due and payable to Lender under the provisions of this Assignment; and the performance and discharge of each and every obligation, covenant and agreement of Assignor contained in this Assignment, the Note, the Mortgage, the Loan Agreement or any of the other "Loan Documents" (as defined in the Loan Agreement), does hereby sell, assign and transfer unto the Lender its interest in (i) the Identified Leases, if any, shown on Schedule I attached hereto; (ii) all leases or tenancies (including concessions) of the Premises or any part thereof, or any letting of or agreement for the use or occupancy of the Premises or any part thereof, whether written or oral, heretofore or hereafter made or agreed to by any party, including without limitation the Lender in the exercise of the powers herein conferred or otherwise; and (iii) any and all extensions, renewals and replacements of any of the foregoing (all of the leases, tenancies and rights described above are herein referred to as the "Leases"), together with all the rents, income, issues and profits now due and which may hereafter become due under or by virtue of the Leases, together with all guaranties of any of the foregoing, it being the intention hereby to establish an absolute transfer and assignment of all the foregoing to Lender.

To protect and further the security of this Assignment, the Assignor agrees as follows:

1. **Agreements Regarding Leases.** The Trustee agrees and represents and the Beneficiary agrees, represents and warrants unto Lender as follows:

(a) the Assignor is the sole owner of the entire interest of the lessor in the Leases; without Lender's prior written consent, Assignor will not transfer, sell, assign, pledge, encumber or grant a security interest in any of the Leases; without Lender's prior written consent, Assignor will not consent to, suffer or permit the assignment or subletting of any leasehold estate created thereunder; any attempted assignment or subletting without Lender's written consent, whether by Assignor or by a lessee, shall be null and void;

mail to:

THIS INSTRUMENT PREPARED BY:

Elizabeth L. Corey, Esq.
Rudnick & Wolfe
Suite 1800
203 North LaSalle Street
Chicago, Illinois 60602

ADDRESS OF THE PREMISES:

205 West Randolph Street
Chicago, Illinois

PERMANENT INDEX NUMBERS:

17-09-443-006 VOLUME 510
17-09-443-007 - 1

ELC0004 11/11/87

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Any amounts received by Assignor or its agents for performance of any actions prohibited by the terms of this Assignment, including any amounts received in connection with any cancellation, modification or amendment of any of the Leases prohibited by the terms of this Assignment and any amounts received by Assignor as rents, income, issues or profits from the Premises from and after the date of any Default under the Loan Agreement or under any of the Loan Documents, which default shall not have been cured within the time periods, if any, expressly established therefore, shall be held by Assignor as trustee for Lender and all such amounts shall be accounted for to Lender and shall not be commingled with other funds of the Assignor. Any person acquiring or receiving all or any portion of such trust funds shall acquire or receive the same in trust for Lender as if such person had actual or constructive notice that such funds were impressed with a trust in accordance herewith; by way of example and not of limitation, such notice may be given by an instrument recorded with the Recorder of Deeds of the county in which the Premises are located stating that Assignor has received or will receive such amounts in trust for Lender.

of Lender.

any lessee under any of the Material Leases from any obligation, covenant, condition or requirement of said Material Leases, without prior written consent of Lender.

(j) the Assignor shall not waive, cancel, release, modify, excuse, condone, discount, set-off, compromise or in any manner release or discharge any lessee under any of the Material Leases from any obligation, covenant, condition or requirement of said Material Leases, without prior written consent of Lender.

(k) the Assignor shall not commence or continue proceedings to evict, remove or dispossess any lessee under any Material Lease or to terminate any Material Lease without prior written consent of Mortgagee;

(l) the Assignor shall perform all of its covenants and agreements under the Leases and shall not suffer or permit any release of liability of, or right to withhold payment of rent by, the lessees therein;

(m) the Assignor shall perform all of its covenants and agreements under the Leases and shall not suffer or permit any release of liability of, or right to withhold payment of rent by, the lessees therein;

(n) no payment of rent has been or will be made by any lessee or by any person in possession of any portion of the Premises for more than one month's installment in advance or has been or will be waived, released, reduced, or discounted, or otherwise discharged or compromised by the Assignor, and the Assignor waives any right of set-off against any lessee or any person in possession of any portion of the Premises; Assignor has not made and will not make any other or further assignment of the rents, issues, income or profits of the Premises or of the Leases except subsequent to or in connection with the release of this Assignment with respect to such portion of the Premises so released;

(o) the Assignor shall not hereafter permit any Lease to become subordinate to any lien other than the lien of the Mortgage and any liens to which the Mortgage is now, or may pursuant to its terms become, subordinate, nor terminate, modify or amend any of the Leases or any of the terms thereof without the prior written consent of Lender, and any attempted termination, modification or amendment of any of the Leases without such written consent shall be null and void;

(p) if any Lease provides for the abatement of rent during repair of the premises demised thereunder by reason of fire or other casualty, the Assignor shall furnish rental insurance to Lender in amount and form and written by insurance companies as shall be satisfactory to Lender;

(q) the Assignor shall promptly notify Lender of any default or claimed default by lessor or lessee under the Leases which individually constitute a Lease of 5,000 square feet or more of the Premises ("Material Lease") of which it becomes aware;

(r) any Leases are and will be valid and enforceable in accordance with their terms, and shall remain in full force and effect irrespective of any merger of the interest of lessor and lessee thereunder;

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(a) operating expenses of the Premises, including costs of management and leasing thereof (including reasonable compensation to Lender and its agents, and lease commissions and other compensation and expenses of seeking and procuring tenants and entering into Leases), establishing any claims for damages, and premiums on insurance hereinafter authorized; it being expressly understood and agreed that Lender in the exercise of such powers may so pay any claims purporting to be for any operating expenses of the Premises, without inquiry into, and without respect to, the validity thereof and whether such claims are in fact for operating expenses of the Premises;

following, in such order as Lender may determine:
 6. Application of Proceeds. Lender in the exercise of the rights and powers conferred upon it by this Assignment shall have full power to use and apply the rents, income, issues and profits of the Premises to the payment of or on account of the

5. Indemnity. Lender shall not at any time (regardless of any exercise by Lender, or right of Lender to exercise, any powers herein conferred) be obligated to perform or discharge, nor does it hereby undertake to perform or discharge, any obligation, duty or liability under any Leases or other agreements relating to the Premises, and the Beneficiary shall and does hereby agree to indemnify and hold Lender harmless of and from any and all liability, loss or damage which Lender may or might incur under or by reason of (a) any Leases, (b) the assignment thereof, (c) any action taken by Lender or its agents hereunder, unless constituting willful misconduct or gross negligence, or (d) claims and demands which may be asserted against it by reason of any alleged obligations or undertakings on its part to (or to cause the Assignor to) perform or discharge any of the terms, covenants or agreements contained in the Leases. Nothing contained herein shall be construed to intend the indemnity herein to any losses claimed by Lender resulting from Leases entered into by Lender for the Premises.

4. Exercise of Remedies. In any case in which under the provisions of the Mortgage Lender has a right to institute foreclosure proceedings, whether before or after institution of legal proceedings to foreclose the lien thereof or before or after sale thereunder, upon demand of Lender, the Assignor agrees to surrender to Lender and Lender shall be entitled to take actual possession of the Premises or any part thereof personally, or by its agents or attorneys, and Lender in its discretion may, with or without notice or without process of law, enter upon and take and maintain possession of all or any part of the Premises, together with all the documents, books, records, papers and accounts of the Assignor or the then owner of the Premises relating thereto, and may exclude the Assignor, its agents, or servants, wholly therefrom and may as attorney in fact of the Beneficiary 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 may be deemed proper or necessary to enforce the payment of security of the rents, income, issues and profits of the Premises, including actions for the recovery of rent, actions in forcible detainer and actions in distress of 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, and with full power to cancel or terminate any Lease or sublease for any cause or on any ground which would entitle the Assignor to cancel the same, to elect to disaffirm any Lease or sublease made subsequent to the Mortgage or subordinate to the lien thereof, to make all necessary or proper repairs, decorating, renewals, replacements, alterations, additions, betterments and improvements to the Premises that may seem judicious, in its discretion, to insure and reinsure the same for all risks incidental to Lender's possession, operation and management thereof and to receive all such rent, income, issues and profits.

3. Further Assurances and Assignments. The Assignor further agrees to execute and deliver immediately upon the request of Lender, all such further assurances and assignments concerning the Leases or the Premises as Lender shall from time to time require.

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

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(b) taxes and special assessments now due or which may hereafter become due on the Premises;

(c) the costs of all repairs, decorating, renewals, replacements, alterations, additions, or betterments, and improvements of the Premises, including, without limitation, the cost from time to time of installing or replacing such fixtures, furnishings and equipment therein, and of placing the Premises in such condition as will, in the reasonable judgment of Lender, make it readily rentable;

(d) any indebtedness secured or guaranteed by the Mortgage or any deficiency which may result from any foreclosure sale.

7. **Power of Attorney.** The Beneficiary does hereby appoint irrevocably the Lender its true and lawful attorney in its name and stead and the Assignor hereby authorizes Lender, with or without taking possession of the Premises, to rent, lease or let all or any portion of the Premises to any party or parties at such rental and upon such terms, in its discretion as it may determine, and to collect all of said rents, income, issues and profits now or hereafter arising from or accruing or due under the Leases with the same rights and powers and subject to the same immunities, exoneration of liability and rights of recourse and indemnity as Lender would have upon taking possession of the Premises pursuant to the provisions hereinafter set forth. Powers of attorney conferred upon Lender pursuant to this Assignment are powers coupled with an interest and cannot be revoked, modified or altered without the written consent of Lender.

8. **Occurrence of Default.** Although it is the intention of the parties that this assignment is a present assignment, it is expressly understood and agreed, anything herein contained to the contrary notwithstanding, that Lender shall not exercise any of the rights and powers conferred upon it herein until and unless there shall occur a Default as defined in the Loan Agreement, or a default in the performance and observance by any party other than the Lender of its obligations and agreements under, the Note, the Mortgage or the Loan Agreement in each instance after any applicable grace periods shall have expired. Nothing herein contained shall be deemed to affect or impair any rights which the Lender may have under the Note, Mortgage or Loan Agreement or to affect the impression of a trust upon funds received by a trustee in the manner provided for in Paragraph 1 above.

9. **Instruction to Lessees.** The Assignor further specifically and irrevocably authorizes and instructs each and every present and future lessee or tenant under any Lease of the whole or any part of the Premises to pay all unpaid rental agreed upon in any Lease or other agreement for occupancy of any part of the Premises to Lender upon receipt of demand from Lender so to pay the same and notice that Assignor is in default of its obligations under the Note, the Mortgage or the Loan Agreement, without any inquiry as to whether or not said demand is made in compliance with the immediately preceding paragraph hereof. Lender has not received or been transferred any security deposit with respect to any Lease, and assumes no responsibility for any such security deposit until such time such security deposit (specified as such with specific reference to the Lease pursuant to which deposited) may be transferred to Lender and accepted by Lender by notice to the tenant under said Lease.

10. **Election of Remedies.** It is understood and agreed that the provisions set forth in this Assignment shall be deemed a special remedy given to Lender, and shall not be deemed exclusive of any of the remedies granted in the Note or the Mortgage but shall be deemed an additional remedy and shall be cumulative with the remedies therein and elsewhere granted Lender, all of which remedies shall be enforceable concurrently or successively. No exercise by Lender of any of its rights hereunder shall cure, waive or affect any default hereunder or Default under the Note or the Mortgage. No inaction or partial exercise of rights by Lender shall be construed as a waiver of any of its such rights and remedies, and no waiver by Lender of any such rights and remedies shall be construed as a waiver by Lender of any of its other rights and remedies.

11. **Continual Effectiveness.** It is expressly understood that no judgment or decree which may be entered on any debt secured or intended to be secured by Lender shall operate to abrogate or lessen the effect of this instrument, but that the same shall continue in full force and effect until the payment, discharge and performance of any and all indebtedness and obligations evidenced by the Note or secured or guaranteed by the Mortgage, in whatever form, and until all bills incurred by virtue of the authority herein contained have been fully paid out of rents, income, issues and profits of the

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Premises, or by the 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 all indebtedness secured or guaranteed by the Mortgage is fully satisfied before the expiration of any period of redemption.

12. **Bankruptcy.** In the event any lessee under the Leases should be the subject of any proceeding under the Federal Bankruptcy Code, as amended from time to time, or any other federal, state, or local statute which provides for the possible termination or rejection of the Leases assigned hereby, the Assignor covenants and agrees that if any of the Leases is so terminated or rejected, no settlement for damages shall be made without the prior written consent of Lender, and any check in payment of damages for termination or rejection of any such Lease will be made payable both to the Assignor and Lender. The Assignor hereby assigns any such payment to Lender and further covenants and agrees that upon the request of Lender, it will duly endorse to the order of Lender any such check, the proceeds of which will be applied to whatever portion of the indebtedness secured by this Assignment Lender may elect.

13. **Release of Mortgage.** To the extent, if any, that any provisions of the Mortgage may provide for the partial release thereof upon conditions therein stated, the Leases of any portion of the Premises which may be released from the lien of the Mortgage pursuant to such provisions, and any rents, issues and profits thereafter accruing with respect thereto, shall ipso facto be immediately released from this Assignment without the necessity of further action or instrument.

14. **Notice.** Any notice which any party hereto may desire or may be required to give to any other party hereto shall be in writing, and shall be deemed given if and when personally delivered, or on the second (2nd) business day after being deposited in United States registered or certified mail, postage prepaid, addressed to a party at its address set forth below, or at such other place as such party may have designated to all other parties by notice in writing in accordance herewith:

- (a) If to Assignor: ITC Realty Acquisition, Ltd.
120 West Madison Street
Chicago, Illinois 60602
Attention: Alan Hurwick, President
- with a copy to: Allen I. Brown
Schain, Finsel, Brown & Burney, Ltd.
120 West Madison
Suite 1100
Chicago, Illinois 60602
- (b) If to Lender: The Exchange National Bank of Chicago
LaSalle and Monroe Streets
Chicago, Illinois 60603
Attention: Michelle Uher,
Assistant Vice President
- with a copy to: Rudnick & Wolfe
203 North LaSalle Street
Suite 1800
Chicago, Illinois 60603
Attention: Paul E. Fisher, Esq.

Except as otherwise specifically required herein, notice of the exercise of any right or option granted to Lender by this Assignment is not required to be given.

15. **Binding Agreements.** This Assignment and all provisions hereof shall be binding upon the Trustee and Beneficiary, their successors, assigns, and legal representatives and all other persons or entities claiming under or through them, or either of them, and the word "Assignor", when used herein, shall include all such persons and entities and any others liable for the payment of the indebtedness secured hereby or any part thereof, whether or not they have executed the Note or this Assignment. The word "Lender", when used herein, shall include Lender's successors, assigns, and legal representatives, including all other holders, from time to time, of the Note.

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16. **Governing Law; Interpretation.** This Assignment shall be governed by the laws of the State of Illinois in which State the Note and this Assignment were executed and delivered, the premises are located, the proceeds of the Loan were disbursed by Lender, and the principal and interest due under the Note are to be paid. Wherever possible each provision of this Assignment shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Assignment shall be prohibited by or invalid under such law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Assignment. Time is of the essence of this Assignment.

17. **Miscellaneous.** Neither this Assignment nor any provision hereof may be amended, modified, waived, discharged or terminated orally. The Section headings used herein are for convenience of reference only and shall not define or limit the provisions of this Agreement. As used in this Assignment, the singular shall include the plural and the plural shall include the singular and masculine, feminine, and neuter pronouns shall be fully interchangeable, where the context so requires.

18. **Joint and Several Liability.** The Beneficiary and Trustee shall be jointly and severally liable hereunder. An action to enforce this Assignment may be brought against either the Beneficiary or Trustee without any requirement of joinder of the other party in such action. Any amounts due under this Assignment may be recovered in full from either the Beneficiary or Trustee.

19. **Exculpation.** This Assignment is executed and delivered by the undersigned 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, provided that said Trustee hereby personally warrants that it possesses full power and authority to execute and deliver the same. It is expressly understood and agreed that nothing contained in this Assignment shall be construed as creating any liability on said Trustee personally to pay the indebtedness secured by this Assignment or any interest that may accrue thereon or to perform any covenant, express or implied, contained herein, all such personal liability, if any, being expressly waived by Assignee and by every person now or hereafter claiming any right or security hereunder.


County Clerk's Office

11/11/87


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IN WITNESS WHEREOF, the undersigned have caused this Assignment to be executed as of the day and year first above written.

INDEPENDENT TRUST CORPORATION.
not personally, but as Trustee as afore-
said

By: 
Name: ~~Alan Hurwick~~ CHERYL JAWORSKY, Trust Officer
Title: ~~President~~

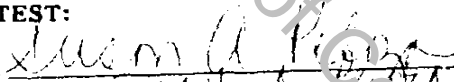
ATTEST:

By: 
Name: ~~Susan Deloz~~ GARY L. LEVIN
Title: ~~Secretary~~ VICE PRESIDENT AND TRUST OFFICER

ITC REALTY ACQUISITION, LTD., an
Illinois Corporation

By: 
Name: ~~Laurence W. Capriotti~~ Alan L. Hurwick
Title: ~~President~~

ATTEST:

By: 
Name: ~~SUSAN A. PERNA~~
Title: ~~SECRETARY~~

COOK COUNTY CLERK'S OFFICE

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EXHIBIT A
TO
COLLATERAL ASSIGNMENT OF LEASES AND RENTS

THE PREMISES
LEGAL DESCRIPTION

PARCEL 1: THE WEST 20 FEET OF THE NORTH 100 FEET OF LOT 1 IN BLOCK 41 IN ORIGINAL TOWN OF CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 (EXCEPT THE WEST 20 FEET OF THE NORTH 100 FEET 8 3/8 INCHES THEREOF) IN BLOCK 41 IN ORIGINAL TOWN OF CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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SCHEDULE OF IDENTIFIED LEASES

INTERCOUNTY TITLE
205 West Randolph
Rent Roll
10/14/87

TENANT	SUITE	SQUARE FEET	TERM BEG TERM END	MONTHLY RENT	ANNUAL RENT	ANNUAL PSF	TAX CONTRIB	CPI ESCAL	EXPENSE REIMB	NOTES
Corporation Supply Co.	retail	2835	10/1/81 9/30/91	2953	35436	12.50	1.4175%	yes	1.4175%	
PAGO PAGO II	retail	3900	5/1/81 4/30/96	2600	31200	8.00				TWO LEASES
Circadian Data Systems	retail	460	2/1/87 1/31/92	1840	22080	48.00	.23%	yes	.23%	
Expresslane Pizza	retail	3200	1/1/85 12/31/89	9333	112000	35.00	1.60%	yes	1.60%	Pizzaquik?
Rochelle's Deli	retail	860	4/1/86 3/31/96	2857	34400	40.00	.43%	yes	.43%	
Key Cee Muffins	retail	574	5/1/85 4/30/91	2490	29880	45.00	.33%	yes	.33%	
Gussini Shoes	retail	2428	1/1/83 5/31/93	7084	85008	35.00	1.2144%	yes	1.2144%	Shoe World?
B.M. Convenience	retail	725	11/1/86 10/31/96	1700	20400	28.00	--	no	--	Shah Bros.?
Originals Hair Designers	retail	725	11/1/85 10/31/90	1245	14935	20.50	.36%	no	.36%	Base rent inc. 3%/year Option 1991, 92.
Pivot Point	2nd, 3rd & 4th	26348		17965	215584	8.00				Base rent inc. to 15 after 1 year.
Nilson, Stockal & Bobrow	440	1950	5/1/87 4/30/95	2519	30225	15.50	VERIFY LEASE			1/2 base rent 11/1/87-12/31/88. 1992 rent '6.50. Free Rent Aug., Sep. 1987, 88, 89, 90.
Gifford, Detuno & Gifford	450	2900	8/1/87 4/30/93	3746	44950	15.50	1.44%	yes	1.78%	
Chicago Volunteer Legal Services	510	2050	8/20/87 8/31/92	2403	28840	14.00	1.03%	no	1.27%	
Corporation Supply	510	5150	10/1/81 9/30/88	5852	70227	13.54	2.501%	yes	2.501%	1 lease on 27
Bell General Office Credit Union	530	1000	5/1/86 5/31/95	1550	18600	18.50	--	no	--	Annual rent inc.
National Energy Management Institute	550	1000	3/1/87 2/28/89	1567	18800	15.57	--	no	--	Rent inc. to '6.50 on 3/1/88.

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Robert Busch, M.O.	720	5700	12/1/86 12/31/91	7838	94056	16.50	2.82%	no	--	Base rent inc. 3%/year
Blake Reporting	740	2400	10/1/88 12/31/92	3000	38000	15.00	1.19%	yes	1.48%	
Office of the bldg. Conference room	750 800	1750 550								
International Brotherhood of Electrical Workers	805	1050	4/1/87 6/30/92	1356	16275	15.50	.51%	yes	.84%	50% rent until 3/31/9 TWO LEASES
Tower Oil, Inc.	810	2150	9/1/86 5/30/97	2688	32256	15.00	1.07%	yes	1.32%	
Larry J. Meyer	820	1200	11/1/86 12/31/90	1885	19980	16.65	--	no	--	Annual rent inc. approx. 5%.
Computer Curriculum	830	1200	2/1/87 1/31/88	1600	19200	16.00	--	no	--	1 year renewal option at 16.75.
Anthony A. Iosco	935	550	6/1/87 5/31/90	733	8600	16.00	.27%	yes	.34%	
Miller Parking Co.	940	1285	3/1/87 2/28/92	1713	20560	16.00	.64%	no	.79%	Annual rent inc. of 2
Thomas E. North, Inc.	950	1175	11/1/86 12/31/91	1542	18506	15.75	.58%	no	.72%	Free rent 7/88 - 10/88
Manzullo Reporting Co.	900	828	11/1/86 12/31/91	1136	12436	15.00	.61%	yes	.51%	Free rent 11/87-12/87 11/88
Billboard Publications	920	1418	1/1/87 12/31/92	1832	21972	15.50	.70%	yes	.97%	
Illinois Office of Public Counsel	930	3625	7/1/86 5/30/89	4290	51475	14.20	--	no	\$1.60/sf	Rent inc. to 16.25 on 7/1/88.
Bell Accounting Credit Union	940	1200	6/1/86 5/31/95	1675	20100	16.75	--	no	--	Rent inc. each June.
Barry L. Gordon Enterprises	950	2400	5/1/86 5/31/95	3193	38316	15.97	1.20%	no	--	3% rent inc. each Jun
Irwin L. Frazin & Assoc. Robert A. Fisher, Ltd.	1010	2228	9/1/84 8/31/89	2450	29400	14.50	1.014%	yes	1.014%	
Richard Kurlin Ltd.	1030	1540	11/1/86 12/31/91	1989	23870	15.50	.75%	yes	.95%	
Samuel V. Bossov Larry R. Lipschultz	1040	2544	1/1/85 12/31/91	3250	39000	14.75	1.345%	yes	1.345%	

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David Laz, Benton Ring & Maurice Brown	1050	1152	11/1/84 10/31/87	1488	17856	15.50	.576%	yes	.576%	EXPIRES 10/31/87.
Illinois Bankers Assoc.	1100	9504	7/1/82 5/30/89	10893	130716	15.37	4.252%	yes	4.252%	
Joseph Mrobel, Ltd. Agran & Agran, Ltd.	1140	1205	5/1/84 4/30/91	1400	16800	13.94	.5%	yes	.5%	This suite was taken on by the tenant in 1100.
Burton Witt Max Pestin	1150	1185	5/1/85 5/31/90	1530	18360	15.49	.5925%	yes	.5925%	
Stuart H. Verson, P.C.	1200	927	7/31/87 8/1/90	1344	16127	19.50	.41%	yes	.51%	
Springfield Life Insurance Company	1210	1068	10/1/86 9/30/91	1421	17051	15.97	.534%	no	--	Base rent inc. 3%/year
Leonard O. Abrams	1221	1590	3/1/87 7/31/93	2054	24645	15.50	.79%	yes	.98%	Free rent until 1/31/8 1/2 rent 2/1/88-5/31/8
Stephen Pinto James Brown	1240	4578	5/1/81 4/30/88	5111	61332	13.40	2.307%	yes	2.307%	Don't have all document
Llewellyn Greene-Thapedi	1250	1150	12/1/85 11/30/89	1533	18400	16.00	.57%	no	.71%	
The Corporate Real Estate Center	1300	913	12/1/86 12/31/81	1179	14152	15.50	.45%	no	.55%	Base rent inc. 3%/year each December. Option renew 1/1/90-12/31/9
Liberty National Title Insurance Company	1305	1200	1/1/87 12/31/89	1550	18600	15.50	.59%	yes	.74%	
Munphy, Peters, Davis & O'Brien	1310	2900	12/1/86 12/31/91	3675	44730	15.75	1.39%	no	1.72%	Base rent inc. 2 1/2% each December.
Board of Ethics	1320	1802	10/1/86 9/30/89	2370	28440	15.78				Don't have all document
Burton Reif Mark Rosenbaum	1340	1769	3/1/86 2/28/89	2520	30240	17.09	.88%	yes	.88%	
Stuart Handler Real Estate	1350	1105	10/1/86 9/30/89	1493	17917	16.20	--	--	--	Base rent inc. each January
Personnel Pool of Cook County	1401	949	10/1/84 9/30/89	1135	14220	15.00	.474%	yes	.474%	
Greenstein, Hodas & Davis	1410	2500	4/1/85 3/31/91	3229	38750	15.50	1.2523%	no	1.2523%	
James Paul Costello, Ltd.	1420	1220	1/1/86 12/31/88	1584	19008	15.58	.510%	yes	.510%	
Bellino & Associates	1430	500	5/1/86 5/31/91	735	8820	14.70	.29%	yes	.35%	

10/1/87

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Rallo & Tepper	1435 1440	2335	10/1/86 12/31/89	3279	39353	16.50	1.19%	yes	1.47%	Free rent 1/88-2/88. 1 year renewal option
Lee, Zavis & Bradtke	1450	1752	5/1/85 4/30/90	2263	27156	15.50	.876%	yes	.876%	
Francis Valentine	1500	550	10/1/86 9/30/89	700	8400	15.00	.28%	yes	.34%	
Bluestone & Thomas	1510	1476	5/1/87 5/30/91	1907	22878	15.50	.73%	no	.91%	
Wainfich & Krazer	1520	1531	9/1/86 1/1/91	2160	25920	15.89	.81%	no	1.00%	Base rent inc. each 5
Sherwin Winer	1530	1148	3/1/86 2/28/89	1600	19200	16.72	.575%	yes	.575%	
Leo Bleiman Harold Abrams	1540	2359	7/1/84 6/30/89	2862	34344	14.50	1.1845%	yes	1.1845%	
Public Employees Benefits Service Corporation	1550	2526	1/1/87 12/31/88	3555	43855	17.50	1.25%	yes	1.25%	2 year renewal option
W.C. Cox and Company	1600	1232	10/1/84 9/30/89	1499	17998	14.97	.0555%	yes	.0555%	
Alan Waldman & Assoc.	1600	1111	3/1/87 2/28/89	295	15540	13.99	--	--	--	Base rent 14.50 beg. SAME SUITE AS ABOVE
Edward Rothman Richard Rothman	1610	1894	4/1/87 3/31/90	2510	30000	15.84	--	--	--	Base rent inc. each A
Raymond Allen Jack Hertz	1630	1802	4/1/87 3/31/92	2002	24027	13.33	.90%	no	1.10%	
Rubin-Van Slyke, Inc. Brown & Rosner, Inc.	1640 1650	4862	1/1/87 12/31/89	6685	80223	16.50	2.43%	no	--	Base rent inc. 2.5% each January.
Conn. Lambert & Ryan	1700	5866	5/1/82 4/30/89	7332	87994	15.00	2.93%	yes	2.93%	
Russell Hinson & Scott Colky	1750	2518	5/1/84 4/30/91	3417	41004	15.66	1.309%	yes	1.309%	
Ratthen, Sandlow & Associates	1800	1395	11/1/82 10/31/87	2291	27492	14.50	.948%	yes	.948%	LEASE EXPIRES 10/31/89
Alan Feder	1801	725	5/1/87 4/30/92	957	11500	16.00	.36%	yes	.45%	Free rent 5/88 thru 7
Irwin Klonis David Krasner	1830	1779	3/1/87 2/23/90	2445	29337	15.50	.98%	yes	1.09%	Free rent each March.

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11/1/88

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Robert Pincham, Jr.	2000	3535	9/1/86 12/31/96	4748	56974	16.12	1.75%	no	2.17%	Rent inc. each August.
R.R. Benjamin & Assoc.	2100	3714	3/1/87 6/30/97	4952	59424	16.00	1.84%	yes	2.30%	34% sublet.
Edward Ponce de Leon David Salgado	2150	1200	12/1/86 12/31/92	1850	19800	16.50	.59%	no	.74%	1/2 base rent thru 11/
Larry Fieischer & Assoc.	2200	2300	6/1/84 5/31/91	2500	30000	15.00	1.00%	yes	1.00%	Base rent inc. \$1,000 each January.
Quantrex Corp.	2201	752	1/30/87 1/29/90	891	10688	14.21	.37%	yes	.46%	
Kenneth Rosenblum	2222	1802	7/1/84 6/30/89	2360	28320	15.72	.901%	yes	.901%	
Garfield & Warel, Ltd.	2300	4314	5/1/85 4/30/92	6142	73734	15.00	2.457%	yes	2.457%	

TOTAL SF LEASED	183,614
GROSS ANNUAL INCOME	2736717
AVERAGE LEASE RATE	\$14.90
AVE RATE LESS RETAIL & PIVOT POINT	\$15.15
LEASEABLE SPACE	206,791
PERCENT LEASED	38.83%

Property of Cook County Clerk's Office

2-27-1991

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STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, The undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHERYL JAWORSKY, Trust Officer, Vice President of Independent Trust Corporation, an Illinois Corporation, personally known to me to be acting not personally but as Trustee under Trust Agreement dated October 22, 1987 and known as Trust Number 20019, and Cathy J. Jansen, Trust Officer of said Bank/Trust Company, 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, respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said Bank/Trust Company, as Trustee as aforesaid, for the uses and purposes therein set forth; and said Trust Officer then and there acknowledged that he, as custodian of the corporate seal of said Bank/Trust Company, did affix the corporate seal of said Bank/Trust Company to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank/Trust Company, as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 13th day of November, A.D., 1987.

Alfred J. [Signature]

Notary Public

My Commission Expires:

My Commission Expires Nov. 13, 1988

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF)

I, BEVERLY DIETZ, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALAN HURWICK, PRESIDENT of ITC Realty Acquisition, Ltd., an Illinois corporation, and _____ of _____, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ President and _____ Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and the free and voluntary act of such corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 13th day of November, A.D., 1987.

Beverly Dietz
Notary Public

My Commission Expires:

DECEMBER 26, 1990

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$25.50
#2222 TRN 0521 11/15/87 10 58:00
#1332 # 13 *-87-4 12764
COOK COUNTY RECORDER

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