

ASSIGNMENTS OF RENTS

KNOW ALL MEN BY THESE PRESENTS, that

THE THIRD BAPTIST CHURCH OF CHICAGO, INC.

an Illinois Corporation, of Chicago Illinois, party of the first part, hereinafter called the "Mortgagor" and MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, hereinafter called the party of the second part.

WITNESSETH:

This assignment is supplement to and is to be construed and considered as part of a certain Trust Deed executed by the Mortgagor simultaneously herewith, to MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, securing one principal promissory note in the amount of ONE THOUSAND SIXTY AND 00/100 encumbering the following described premises:

SEE RIDER ATTACHED



TITLE INSURANCE WITH OBLIGATION BY MICHIGAN AVENUE NATIONAL BANK OF CHICAGO 30 NORTH MICHIGAN AVENUE CHICAGO, ILLINOIS ROBERT W. FREDERIKSEN

PERMANENT TAX NUMBER: 25-08-101-004 (Parcel III) E.P.U. 25-05-325-036 (Parcel I) E.P.U. 25-05-325-035 (Parcel II) K

and is to operate as additional security for the payment of the note secured by said Trust Deed, interest on said Note and any and all taxes that may hereinafter be levied upon said above described premises.

THIS assignment is based upon the same consideration as paid by the Party of the Second Part for the execution of the aforesaid Trust Deed and Note secured thereby.

The Mortgagor hereby sells, assigns, transfers and sets over unto MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, or its assigns all the rents, issues and profits which may hereafter become due under or by virtue of any lease, whether written or verbal, or of any letting of, or of any agreement for the use or occupancy of any part of the premises hereinabove described which may have been hereto fore or may be hereafter, made or agreed to, or which may be made or agreed by MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, under the powers herein granted, it being the intention to hereby establish an absolute transfer and assignment of all such leases and agreements and all the avails, hereunder, unto MICHIGAN AVENUE NATIONAL BANK OF CHICAGO and the Mortgagor hereby appoints the above named MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, or its assigns, to collect all of said avails, rents, issues and profits arising from or accruing at any time hereafter and all now due or that may hereafter become due under each and every lease and agreement, written or verbal, or other tenancy existing, or which may hereafter exist on said premises and to use such measures, legal or equitable, as in its discretion or in the discretion of its assigns, may be deemed proper or necessary to enforce the payment or security of such avails, rents, issues and profits, or to secure or maintain possession of said premises or any portion thereof, including any action or actions for the recovery of rent, any action or actions in forcible detainers and any action or actions in distress for rent, it being the intention of the Mortgagor to constitute the said MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, or its assigns, landlord of said premises, for all intent and purposes; and the said Mortgagor does hereby create the said MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, or its assigns, landlord of said above described premises, for all intents and purposes and to fill any and all vacancies and to rent, lease or let any portion of said premises to any party or parties, at its discretion, or at the discretion of its assigns, hereby granting full power and authority to exercise each and every, the rights, privileges and powers to the Trustee, its successors, or assigns, or grantees, with full power to use and apply said avails, rents, issues and profits to the payment of any indebtedness or liability of the Mortgagor, to the said MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, or its assigns, due or to become due, and to the payment of all expenses and the care and management of said premises,

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including taxes and assessments and the interest on encumbrances.

The party of the second part hereby agrees for itself and its assigns that it will defer the enforcement of the provisions of this assignment until such time as the Mortgagor shall be in default under the terms and provisions contained in the Trust Deed executed simultaneously herewith and hereinabove described, for a period of three days.

It is further understood and agreed that the provisions of this assignment shall be deemed as a special remedy given to the party of the second part or its assigns and shall not be deemed an additional remedy and shall be cumulative with the remedies therein granted.

It is understood and agreed, however, anything herein contained to the contrary notwithstanding, that until default shall be made by the party of the first part in the prompt and faithful performance of any of the terms, covenants and conditions on said Trust Deed and the principal note thereby secured contained, that the party of the first shall have the right to retain possession of said above described real estate and of the building and improvements thereon and to collect and retain the rents, issues and profits thereof.

This agreement shall remain in full force and effect during the terms mentioned in said Trust Deed and during the period of any extension of the not secured by said Trust Deed, until such time as the note secured by said Trust Deed shall be fully paid.

IN WITNESS WHEREOF, Mortgagors have executed this 24th instrument on JANUARY, 1986

THE THIRD BAPTIST CHURCH OF CHICAGO, INC.

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BY: [Signature]
President

ATTESTED TO: [Signature]

SECRETARY RECORDING \$14.00
#1820 #A #07-204183
COOK COUNTY RECORDER

STATE OF ILLINOIS)
COUNTY OF (COOK)

I, CHARLES Mc DAY, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT [Signature] President of the

THE THIRD BAPTIST CHURCH OF CHICAGO, INC.

and LANA A. MOORE, Secretary of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such THE President and THE 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 act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth; and the said THE Secretary then and there acknowledged that said THE Secretary, as custodian of the corporate seal of said corporation did affix to said instrument as THE Secretary's own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 27th day of Jan, A.D., 1986

[Signature]
Notary Public

My commission expires: 10-19-87

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PARCEL I:

That part of Lots 14 to 18, inclusive, in Emil Kaiser's Subdivision of the East 1/2 of Block 35 in the Subdivision of that part lying Westerly of the Right of Way of the Chicago, Rock Island and Pacific Railroad of the South 1/2 of Section 5, Township 37 North, Range 14, East of the Third Principal Meridian, lying North of a line 54 feet North of and parallel with the South line of said Section 5, in Cook County, Illinois.

ALSO

PARCEL II:

Lots 16 to 20, both inclusive, (except that part of said Lots lying South of a line 54 feet North of and parallel with the South line of said Section 5) in Elmore's Beverly Hill's Second Addition, being a Subdivision of the West 1/2 of Block 35 in the Subdivision of that part Westerly of the right of way of the Chicago, Rock Island and Pacific Railroad of the South 1/2 of Section 5, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

ALSO

PARCEL III:

That part of Lot 1 in Block 4 in Hilliard and Dobbins First Addition to Washington Heights in the West 1/2 of the Northwest 1/4 of Section 8, Township 37 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at a point on the East line of said Lot 1 where the South line of Spring Street (now 95th Street) intersects same; thence Southerly along said East line to the South line of said Lot; thence Westerly along said South line 200 feet; thence Northerly on a line parallel with the East line of said Lot to the South line of 95th Street; thence East along the South line of said Street to the place of beginning (except that part lying North of a line 54 feet South of and parallel with the North line of Section 8, aforesaid, as condemned for widening of West 95th Street), in Cook County, Illinois.

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