

AVONDALE PRIME PRODUCTS

ASSIGNMENT OF LEASES AND RENTS

This Assignment of Leases and Rents is made by Carl G. Grigsby, divorced and not since remarried (hereinafter "Assignor"), whose address is 1433 S. Avers, Chicago, Illinois 60623, in favor of Avondale Federal Savings Bank (hereinafter "Assignee"), whose address is 20 North Clark Street, Chicago, Illinois 60602.

WITNESSETH:

For value received, Assignor does hereby assign to Assignee:

1. The "Identified Leases", if any, as shown in Schedule 1 hereof, any and all existing and future leases, including subleases thereof, and any and all extensions, renewals, and replacements thereof, upon all or any part of the premises described more particularly in Exhibit "A" (hereinafter the "Premises"). All the leases, subleases, and tenancies are hereinafter referred to as the "Leases"; and
2. Any and all guaranties of tenants' performance under the Leases; and
3. The immediate and continuing right to collect and receive all of the rents, income, receipts, revenues, issues and profits (hereinafter the "rents"), now due or which may become due or to which Assignor may now or shall hereafter become entitled or which he may demand or claim, including those rents coming due during any redemption period, arising or issuing from or out of the Leases or from or out of the Premises or any part thereof, including but not limited to minimum rents, additional rents, percentage rents, deficiency rents, and liquidated damages following default, and all proceeds payable under any policy of insurance covering loss of rents resulting from untenability caused by destruction or damage to the Premises, together with any and all rights and claims of any kind that Assignor may have against any tenant under the Leases or any subtenants or occupants of the Premises, excepting therefrom any sums which by the express provisions of any of the Leases are payable directly to any governmental authority or to any other person, firm, or corporation other than the landlord under the Lease; and
4. Any and all security deposits relating to the Premises or the Leases.

To have and to hold the same unto the Assignee, its successors and assigns, until termination of the Assignment as hereinafter provided.

Subject, however, to a license hereby granted by Assignee to Assignor to collect and receive all of the rents; Provided, however, that this license is limited as hereinafter provided.

For the purpose of securing the payment of the indebtedness evidenced by a certain Promissory Note made by Assignor, payable to the order of Assignee in the amount of Fifty Thousand Two Hundred and no/100--- dollars (\$45,200.00), dated May 15, 1987, and presently held by Assignee, including any extensions, modifications, and renewals thereof and any supplemental note or notes increasing such indebtedness, as well as the payments, observance, performance, and discharge of all other obligations, covenants, conditions, and warranties contained in the Mortgage or Deed of Trust made by Assignor, dated May 15, 1987, recorded in the Real Property Records of Cook County, Illinois, on 19, as Document No., and in any extensions, modifications, supplements, and other consolidations thereof, covering the Premises and securing the Note and supplemental notes, if any (collectively, the "Note" and "Deed of Trust").

In order to protect the security of the assignment, it is covenanted and agreed as follows:

1. **Assignor's warranties concerning leases and rents.** Assignor represents and warrants that:
 - a. It has good title to the Leases and rents hereby assigned and good right to assign them, and no other person, firm, or corporation has any right, title or interest therein;
 - b. Assignor has duly and punctually performed all the terms, covenants, conditions, and warranties of the Leases that were to be kept, observed, and performed by it;
 - c. The Identified Leases, if any, and all other existing Leases are valid, unmodified and in full force and effect, except as indicated herein;
 - d. Assignor has not, except as noted in Schedule 2 hereof, previously sold, assigned, transferred, mortgaged, or pledged the rents from the Premises, whether they are due now or become due hereafter:
 - a. Any of the rents due and issuing from the Premises or from any part thereof for any period subsequent to the date hereof has not been collected, and payment thereof has not otherwise been anticipated, waived, released, discounted, set off, or compromised;
 - b. Assignor has not received any funds or deposits from any tenant for which credit has not already been made on account of accrued rents;
 - c. The tenants under the Identified Leases, if any, and all other existing Leases are not in default of any of the terms thereof; and
 - d. Any part of the Premises occupied other than by virtue of a written lease is done so under an exclusively oral agreement which contains no option to purchase the Premises, is for a term not exceeding one (1) year, does not permit a sublet or assignment without Lessor's consent, and is at a rental and with a security deposit in amounts represented to Assignee in Assignor's application for the loan evidenced by the Note.
2. **Assignor's covenants of performance.** Assignor covenants and agrees to:
 - a. Observe, perform and discharge, duly and punctually, all the obligations, terms, covenants, conditions, and warranties of the Note and Deed of Trust, the Identified Leases, and all existing and future Leases affecting the Premises that Assignor is to keep, observe, and perform, and give prompt notice to Assignee of any failure on the part of Assignor to observe, perform, and discharge same;
 - b. Give prompt notice to Assignee of any notice, demand, or other document received by Assignor from any tenant or subtenant under the Leases specifying any default claimed to have been made by the Assignor under the Leases;
 - c. Notify in writing each and every present or future tenant or occupant of the Premises or of any part thereof that any security deposit or other deposit heretofore delivered to Assignor has been retained by Assignor or assigned and delivered to Assignee, as the case may be;
 - d. Enforce or secure in the name of Assignee, upon notice to Assignee, the performance of each and every obligation, term, covenant, condition, and agreement in the Leases to be performed by any tenant, and notify Assignee of the occurrence of any default under the Leases;
 - e. Appear in and defend any action or proceeding arising under, occurring out of, or in any manner connected with the Leases or the obligations, duties, or liabilities of Assignor and any tenant thereunder, and upon request by Assignee, do so in the name and behalf of Assignee, but in all cases at the expense of Assignor;
 - f. Pay all costs and expenses of Assignee, including attorneys' fees in a reasonable sum and court costs, in any action or proceeding in which Assignee may appear in connection herewith; and
 - g. Neither create nor permit any lien, charge, or encumbrance upon its interests as lessor of the Leases, except for the lien of the Deed of Trust or as provided in the Deed of Trust.

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24. Governing law. The parties agree that the law of the State of Illinois shall govern the performance and enforcement of this Assignment.

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IN WITNESS WHEREOF, the parties hereto have executed this Assignment on this 15th day of May, 1987.

Carl G. Grigsby
Carl G. Grigsby Assignor Assignor

STATE OF ILLINOIS)
)SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Carl G. Grigsby, divorced and not since remarried personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of May, 1987.
My Commission expires

8/19/89 Notary Public

This instrument prepared by: Marc J. Strauss
20 N. Clark Street
Chicago, IL 60602

ACCEPTED BY: AVONDALE FEDERAL SAVINGS BANK

Nancy S. Gross Secretary Asst. Vice-President

SCHEDULE 1

(List of Identified Leases that are the subject of this Assignment of Leases and Rents.)

PROPERTY ADDRESS: 1433 S. Avers, Chicago, Illinois 60623

<u>Name of Lessee</u>	<u>Expiration Date</u>	<u>Apartment No.</u>
McGee	Month To Month	1st Floor Front
Sipp	Month To Month	2nd Floor Front
Smith	Month To Month	3rd Floor Front
Morris	Month To Month	1st Floor Rear
Kilbert	Month To Month	2nd Floor Rear
		3rd Floor Rear

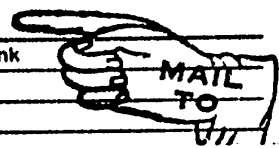
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SCHEDULE 2

PRIOR ASSIGNMENTS

DEPT-61 RECORDING \$16.00
TR4444 TRAN 0078 07-05/87 12:02:00
#1642 # E * * * * *
COOK COUNTY RECORDS

Edward D. Palasz
Avondale Federal Savings Bank
20 North Clark Street
Chicago, Illinois 60602



15.00 MAIL

-87-306136

9. Appointment of attorney. Assignor hereby constitutes and appoints Assignee its true and lawful attorney, coupled with an interest of Assignor, so that in the name, place, and stead of Assignor the Assignee can subordinate, at any time and from time to time, any Leases affecting the Premises or any part thereof to the front of the hereinbefore-described Deed of Trust, any other deed encumbering the Premises, or any ground lease of the Premises, and request or require such subordination where such option or authority was reserved to Assignor under any such Leases, or in any case where Assignor otherwise would have the right, power, or privilege so to do. This appointment is to be irrevocable and continuing, and these rights, powers, and privileges shall be exclusive in Assignee, its successors, and assigns as long as any part of the indebtedness secured hereby shall remain unpaid. Assignor hereby warrants that it has not, at any time prior to the date hereof, exercised any right to subordinate any such Lease to the Deed of Trust or to any other deed of trust or ground lease, and further covenants not to exercise any such right.

10. Indemnification. Assignor hereby agrees to indemnify and hold Assignee harmless from any and all liability, loss, damage, or expense that Assignee may incur under, or by reason or in defense of, any and all claims and demands whatsoever which may be asserted against Assignee arising out of the Leases, including, but not limited to, any claims by any tenants of credit for rental for any period under any Leases more than one (1) month in advance of the due date thereof paid to and received by Assignor but not delivered to Assignee. Should Assignee incur any such liability, loss, damage, or expense, the amount thereof, including reasonable attorneys' fees, with interest thereon at the rate charged from time to time under the Note shall be payable by Assignor immediately without demand, and shall be secured as a lien hereby and by said Deed of Trust.

11. Records. Until the indebtedness secured hereby shall have been paid in full, Assignor shall deliver to Assignee, immediately after Notice, executed copies of any and all renewals of existing leases and all future leases upon all or any part of the Premises, and will transfer and assign such Leases upon the same terms and conditions as herein contained. Assignor hereby covenants and agrees to make, execute, and deliver to Assignee upon demand and at any time any and all assignments and other records and instruments, including, but not limited to, rent rolls and books of account sufficient for the purpose, that Assignee may deem to be advisable for carrying out the purposes and intent of this Assignment.

12. No waiver. The failure of Assignee to avail itself of any of the terms, covenants, and conditions of this Assignment for any period of time or at any time shall not be construed or deemed to be a waiver of any such right, and nothing herein contained nor anything done or omitted to be done by Assignee pursuant hereto shall be deemed a waiver by Assignee of any of its rights and remedies under the Note and Deed of Trust or the laws of the state in which the said Premises are situated. The rights of Assignee to collect the said indebtedness, to enforce any other security therefore, or to enforce any other right or remedy hereunder may be exercised by Assignee either prior to, simultaneously with, or subsequent to, any other action taken hereunder or under the Deed of Trust and shall not be deemed an election of remedies.

13. Primary security. This Assignment of Leases and Rents is primary in nature to the obligation evidenced and secured by the Note, Deed of Trust, and any other document given to secure and collateralize the indebtedness. Assignor further agrees that Assignee may enforce this Assignment without first resorting to or exhausting any other security or collateral; However, nothing herein contained shall prevent Assignee from suing on the Note, foreclosing the Deed of Trust, or exercising any other right under any other document collateralizing the Note.

14. Merger. The fact that the Leases or the leasehold estates created thereby may be held, directly or indirectly, by or for the account of any person or entity which shall have an interest in the fee estate of the Premises, the operation of the law, or any other event shall not merge any Leases or the leasehold estates created thereby with the fee estate in the Premises as long as any of the indebtedness secured hereby and by the Note and Deed of Trust shall remain unpaid, unless Assignee shall consent in writing to such merger.

15. Termination of assignment. Upon payment in full of all of the indebtedness secured by the Note and Deed of Trust and all sums payable hereunder, this Assignment shall be void and of no effect. No judgment or decree entered as to said indebtedness shall operate to abrogate or lessen the effect of this Assignment until the indebtedness has actually been paid. The affidavit, certificate, letter, or statement of any officer of Assignee showing that any part of said indebtedness has remained unpaid shall be and constitute conclusive evidence of the validity, effectiveness, and continuing force of this Assignment. Any person, firm, or corporation may, and is hereby authorized to, rely on such affidavit, certificate, letter or statement. A demand by Assignee of any tenant for payment of rents by reason of any default claimed by Assignee shall be sufficient direction to said tenant to make future payments of rents to Assignee without the necessity for further consent by, or notice to, Assignor.

16. Notice. All notices, demands, or documents of any kind that Assignee may be required or may desire to serve upon Assignor hereunder shall be sufficiently served by delivering them personally to Assignor, by leaving a copy addressed to Assignor at the address appearing hereinabove, or by depositing a copy in the United States mail, postage prepaid, first class mail, addressed to Assignor at the above address.

17. Successors. The terms, covenants, conditions, and warranties contained herein and the powers granted hereby shall run with the land and shall inure to the benefit of, and bind, all parties hereto and their respective heirs, successors, and assigns, all tenants and their subtenants and assigns, and all subsequent owners of the Premises and subsequent holders of the Note and Deed of Trust.

18. Additional rights and remedies. In addition to, but not in lieu of, any other rights hereunder, Assignee shall have the right to institute suit and obtain a protective or mandatory injunction against Assignor to prevent a breach or default, or to enforce the observance of the agreements, covenants, terms and conditions contained herein, as well as the right to ordinary and punitive damages occasioned by any breach or default by Assignor.

19. Location of performance. Assignor expressly agrees that this Assignment is performable in Cook County, Illinois, waives the right to be sued elsewhere, and agrees and consents to the jurisdiction of any court of competent jurisdiction located in Cook County, Illinois.

20. Severability. If any provisions of this Assignment or the application thereof to any entity, person, or circumstance shall be invalid or unenforceable to any extent, the remainder of this Assignment and the application of its provisions to other entities, persons, or circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

21. Third party beneficiaries. It is expressly agreed by Assignor that this Assignment shall not be construed or deemed made for the benefit of any third party or parties.

22. Entire agreement. This document contains the entire agreement concerning the assignment of rents and leases between the parties hereto, expressly superseding any such provision contained in the Deed of Trust. No variations, modifications, or changes herein or hereof shall be binding upon any party hereto, unless set forth in a document duly executed by, or on behalf of, such party.

23. Construction. Whenever used herein and the context requires it, the singular number shall include the plural, the plural the singular, and any gender shall include all genders. All obligations of each Assignor hereunder shall be joint and several.

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3. Prior approval for actions affecting leases. Assignor further covenants and agrees not to, without the prior written consent of the Assignee:

a. Receive or collect any rents, in cash or by promissory note, from any present or future tenant of the Premises or any other person for a period of more than (1) one month in advance of the date on which such payment is due, or pledge, transfer, mortgage, or otherwise encumber or assign future payments of rents;

b. Waive, excuse, condone, discount, set off, compromise, or in any manner release or discharge any tenant under any Lease of the Premises or from any obligations, covenants, conditions, and agreements to be kept, observed, performed by the tenant, including the obligation to pay the rents thereunder in the manner and at the place and time specified therein;

c. Cancel, terminate, or consent to any surrender of any of the Leases, permit any cancellation, termination, or surrender, commence an action of ejectment or any summary proceedings for dispossession of the tenant under any of the Leases, exercise any right of recapture provided in any Lease, or modify or in any way alter the terms of any Lease;

d. Lease any part of the Premises, or renew or extend the term of any Lease of the Premises unless either: (i) an option therefor was originally reserved by the tenant in the Lease for a fixed and definite rental; or (ii) said Lease provides: (a) rent which at least equals the rental for the demised Premises shown in the current Lease as represented to Assignor in Assignor's application for the loan evidenced by the Note; (b) a term not exceeding one (1) year; (c) no option to purchase the Premises or any part thereof; and (d) no right to sublet or assign without Assignor's consent; or

e. Reallocate or expand the floor space of any tenant within the Premises, or consent to any modification of the assignment of the Leases for which the Premises have been leased, any subletting of the Premises or any part thereof, any assignment of the Leases by any tenant thereunder, or any assignment or further subletting of any sublease.

4. Reflection of leases. In the event any lease under the Leases should be the subject of any proceeding under the Federal Bankruptcy Act or any other federal, state, or local statute which provides for the possible termination or rejection of the Lease assigned hereby, Assignor covenants and agrees that if any of the Leases is so rejected, no settlement for damages shall be made without the prior written consent of the Assignee, and any check in payment of damages for rejection of such Lease will be made payable both to the Assignor and Assignee. Assignor hereby assigns any such payment to Assignee and further covenants and agrees that upon the request of Assignee, it will duly endorse to the order of Assignee any such check, the proceeds of which will be applied to whatever portion of the indebtedness secured by this Agreement Assignee may elect, payable and to exercise any and all of the rights and remedies provided thereunder and herein, as well as by law.

5. Default, deemed default under Deed of Trust. In the event any representation or warranty of Assignor made herein shall be found to be untrue, or Assignor shall default in the observance or performance of any obligation, term, covenant, condition, or warranty herein or in the Deed of Trust, the Assignee shall declare all sums secured thereby and hereby immediately due and payable and to exercise any and all of the rights and remedies provided thereunder and herein, as well as by law.

6. License to collect rents. Assignor shall exist no default by Assignor in the payment of any indebtedness secured hereby or in the observance or performance of any other obligation, term, covenant, condition, or warranty contained herein, in the Note and Deed of Trust, or in the Leases, Assignor shall have the right under a license granted hereby, but limited as provided in the following sentence, to collect, but not prior to accrual, all of the rents arising from or out of said Leases or any renewals, extensions, and replacements thereof, or from or out of the Premises or any part thereof, Assignor shall receive such rents and shall hold them as a trust fund to be applied as required by the Assignee, and Assignor hereby covenants to so apply them before using any part of the same for any other purposes, firstly, to the payment of taxes and assessments and repairs upon said Premises before penalty or interest is due thereon; secondly, to the cost of insurance, maintenance, and repairs required by the terms of said Deed of Trust; thirdly, to the satisfaction of all obligations specifically set forth in the Leases; and fourthly, to the payment of interest and principal becoming due on the Note and Deed of Trust.

7. Transfer of license. Upon the conveyance by Assignor and its successors and assigns of the fee title of the Premises, all right, title, interest, and powers granted under the license assigned hereby shall automatically pass to and may be exercised by each subsequent owner. The provisions of this paragraph shall not, however, be deemed in any event to modify Assignor's right to accelerate the sums due under the Note in accordance with the terms of the Note and the Deed of Trust.

8. Enforcement and termination of license. Upon or at any time after default in the payment of any indebtedness secured hereby or in the observance or performance of any obligation, term, covenant, condition, or warranty contained herein, in the Note and Deed of Trust, or in the Leases, Assignee, at its option, and without notice, shall have the complete right, power and authority to exercise and enforce any or all of the following rights and remedies at any time:

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Property of Cook County Clerk's Office

Lot 34 in Block 1 in Douglas Park Boulevard Bohemian Land Association
Subdivision in the North West Quarter of Section 23, Township 39 North,
Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

" EXHIBIT A "

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