

# UNOFFICIAL COPY

ASSIGNMENT OF LEASES AND RENTS

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THIS ASSIGNMENT OF LEASES AND RENTS dated as of August 30, 1988, is made and executed by GLADSTONE-NORWOOD TRUST & SAVINGS BANK, as Trustee under a written Trust Agreement dated August 23, 1988 and known as Trust No. 1285 in favor of PIONEER BANK AND TRUST COMPANY, Chicago, Illinois.

## DEFINITIONS

(a) "Assignee" shall mean PIONEER BANK AND TRUST COMPANY.

(b) "Assignment" shall mean this Assignment of Leases and Rents.

(c) "Assignment Under Land Trust" shall mean that certain Assignment Under Land Trust of even date herewith executed by PRIMO VERGARA and NENITA VERGARA in favor of Assignee.

(d) "Assignor" shall mean GLADSTONE-NORWOOD TRUST & SAVINGS BANK, as Trustee under a written Trust Agreement dated August 23, 1988 and known as Trust No. 1285.

(e) "Assignor's Liabilities" shall mean the indebtedness or liabilities of the Assignor pursuant to the Note and the other Loan Instruments and the obligations and liabilities of PRIMO VERGARA and NENITA VERGARA pursuant to the Guaranty and the Assignment Under Land Trust, to the Assignee of every kind, nature and description, whether direct or indirect, absolute or contingent, now or hereafter owing, together with the performance and observance of all covenants and obligations made by the Assignor in favor of the Assignee.

(f) "Collateral" shall mean collectively the Leases, Rents, Rights and Guaranties.

(g) "Default Rate" shall mean the per annum rate of interest charged upon the unpaid principal balance of the Note following a default thereunder and while the same shall be continuing.

(h) "Event of Default" shall mean any one or more of the following events:

(i) Assignor's failure to pay when due any payment of principal or interest under the Note, whether at maturity or otherwise; or

(ii) Assignor's failure to keep, perform or observe any other covenant, condition or agreement contained or expressed herein; or

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(i) The immediate and continuing right to receive and collect all rents, income, revenues,

(j) "Rights" shall mean all rights, powers, privileges, options and other benefits of the Assignor under the Leases, including but not limited to:

(k) "Rents" shall mean all sums which are due or may hereafter become due, whether pursuant to any of the Leases or otherwise from any Lessee, user or occupant of the Mortgaged Property to the Assignor, including, without limitation security deposits, insurance or condemnation proceeds or awards, damages or other sums.

(l) "Note" shall mean that certain Secured Promissory Note of even date herewith evidencing the loan and executed by the Assignor and delivered to the Assignee.

(m) "Mortgaged Property" shall mean the real property described in Exhibit "A" hereto and all improvements thereon and appurtenances thereto.

(n) "Mortgage" shall mean that certain Real Estate Mortgage of even date herewith securing the indebtedness evidenced by the Note, executed by the Assignor and pertaining to the Mortgaged Property.

(o) "Loan Instruments" shall mean this Assignment, the Assignment Under Land Trust, the Note, the Mortgage, any and all other agreements or understandings given to secure the payment of the indebtedness evidenced by the Note or in connection with the loan and all renewals, extensions, amendments, modifications and replacements thereof.

(p) "Loan" shall mean that certain extension of credit of One Hundred Seventy-Two Thousand Dollars (\$172,000.00) by the Assignor and guaranteed by PRIMO VERGARA and NENITA VERGARA in an original principal amount all as evidenced by the Loan Instruments.

(q) "Leases" shall mean all oral and written leases with or other agreements for the use and occupancy made by any person or entity for the use, occupancy or enjoyment of the Mortgaged Property or the avals thereof, including all renewals, extensions, amendments, modifications and replacements thereof, whether now existing or hereafter arising.

(r) "Guaranty" shall mean the Guaranty of even date herewith executed by PRIMO VERGARA and NENITA VERGARA and any and all agreements executed in Assignor's favor guaranteeing, insuring or otherwise securing the obligations of any Lessee under any of the Leases, together with all rights, powers, privileges and other benefits of the Assignor thereunder.

(s) The occurrence of any default under any of the other Loan Instruments, if the same is not cured within any cure, grace or other period provided for in such Loan Instrument.

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(b) to prosecute or defend any suits in connection with the Mortgaged Property or enforce or take any other action in connection with the Leases in the name of Assignee;

(a) to manage the Mortgaged Property and take possession of the books and records relating thereto;

and Assignor authorizes Assignee:

(d) the Guarantees;

(c) the Rights; and

(b) the Rents;

(a) the Leases;

In consideration of the Loan to secure the payment of the indebtedness evidenced by the Note, to secure the payment of all amounts due under and the performance and observance of all covenants, conditions and obligations contained in the Loan Instruments and to secure Assignor's performance under all other of Assignor's liabilities and performance under the Loan Instruments, Assignor hereby assigns to Assignee, all of the right, title and interest of Assignor in:

## GRANTING CLAUSES

(vii) The right to execute new Leases of the Mortgaged Property, and

(vi) The right to exercise any option required or permitted under any of the Leases;

(v) The right to do any and all other things whatsoever which Assignor is or may become entitled to do under the Leases including, without limitation, the right to cancel or alter Leases;

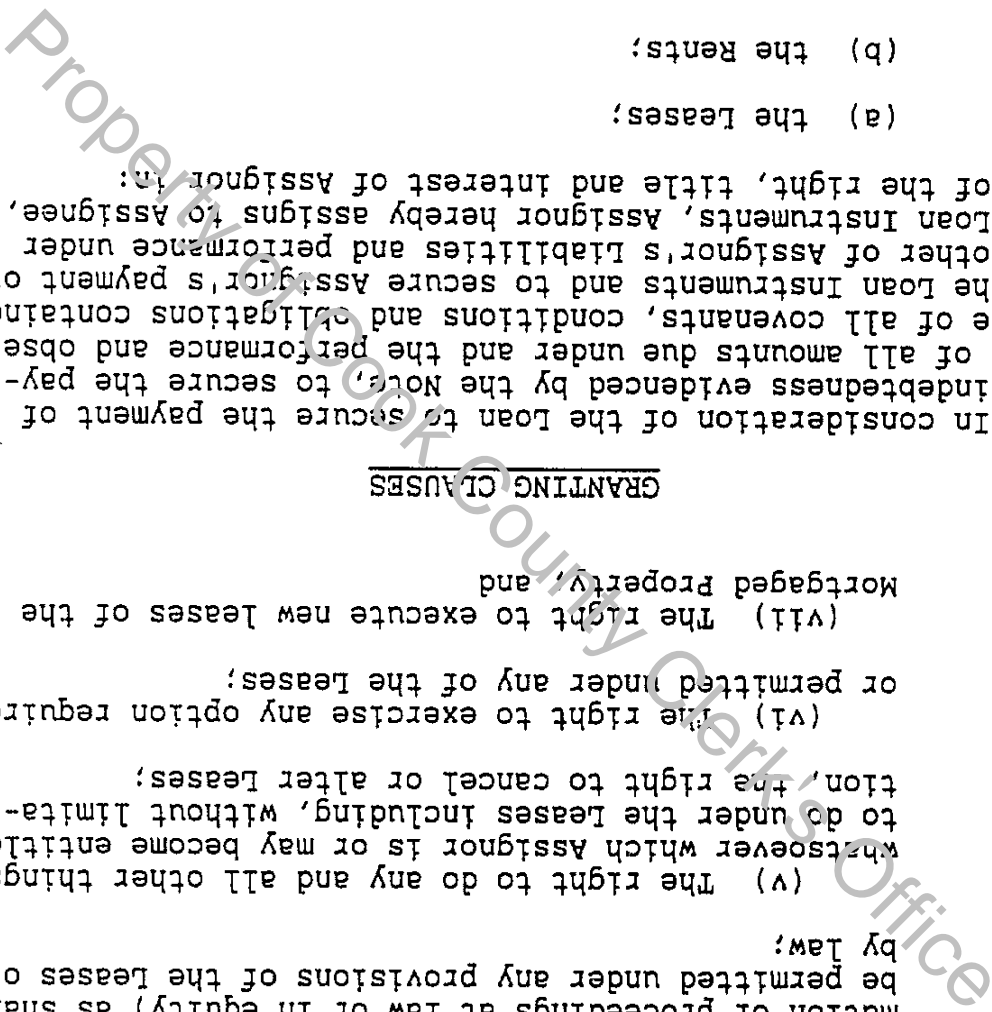
(iv) The right to take such action upon the happening of a default under any of the Leases (including the commencement, conduct and consummation of proceedings at law or in equity) as shall be permitted under any provisions of the Leases or by law;

(iii) The right to give all notices, permissions, consents and releases, including consents to any instrument which subordinates or makes paramount the interest of a Lessee to the Mortgage;

(ii) The right to make all waivers and agreements, including any waivers pertaining to the obligations of Lessees;

issues, profits, insurance proceeds, condemnation awards, monies and security deposits or the like;

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(d) Assignor covenants that (i) it will deliver to Assignee reports of the rental income and expenses of the Mortgaged Property in such reasonable detail and at such times as Assignee may require verified by the responsible operating official of the Mortgaged Property; (ii) it will not modify, change, alter, supplement, amend, cancel, surrender or accept surrender of any of the Leases without Assignee's consent; (iii) it will not consent to any assignment or subletting of the Lessee's interest under any of the

(c) Assignor represents and warrants as follows: (i) Assignor is the sole owner of the Lessor's entire interest in the Leases and the other Collateral and has full right to assign the Collateral; (ii) there has been no previous assignment and, without Assignee's prior written consent, Assignor will permit no future assignment (as collateral or otherwise) of the Lessor's right, title or interest in any valid and enforceable in accordance with their terms and have not been altered, modified or amended in any manner whatsoever; (iv) the Lessees are not in default under the Leases and have no defenses, set-offs or counterclaims against the Lessor under the Leases and have not been granted any waiver, release, reduction, discount, discharge, compromise or other concession by the Lessor; (v) Assignor shall not permit or suffer to occur any default in the performance of any of its obligations under the Leases, nor shall it permit or suffer any waiver of any of its rights or remedies pursuant to the Leases; (vi) no Rent reserved in the Leases has been assigned; and (vii) no Rent for any period subsequent to the date hereof has been collected more than thirty (30) days in advance of the time when said Rent becomes or would become due under the terms of the Leases.

(b) This Assignment confers upon Assignee a power coupled with an interest and cannot be revoked by Assignor.

(a) Notwithstanding that this Assignment constitutes a present assignment of leases and rents, Assignor may collect the Rents and, subject to the terms and provisions of the Loan Documents, manage the Mortgaged Property in the same manner as if this Assignment had not been given, but only if and so long as an Event of Default has not occurred. If an Event of Default occurs, the right of Assignor to collect the Rents and to manage the Mortgaged Property shall terminate upon ten (10) days prior written notice of such default given by Assignor and such right together with the other rights, powers and authorizations contained herein shall belong exclusively to Assignee.

## COVENANTS AND WARRANTIES

(d) to do any and all other things with respect to the Mortgaged Property and the Collateral which an absolute owner or landlord has the right to do.

(c) to make such repairs to the Mortgaged Property as Assignee may deem advisable; and

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(b) No delay or omission on the part of Assignee in the exercise of any remedy for an Event of Default shall operate

(ii) In the event Assignee elects to invoke any of its rights hereunder and thereafter, for any reason, shall not be terminated, but shall remain in full force and effect until Borrower's liabilities are paid in full, it being the intent of the parties that Assignee shall, until release of this Assignment, have all the rights granted hereby and be able to exercise them from time to time if an Event of Default occurs.

(i) Assignee may exercise its rights as provided in this Assignment without regard to the adequacy of the security and without waiting any other remedy available to Assignee and without waiting such Event of Default;

(a) If an Event of Default shall occur or be continuing:

## DEFAULTS AND REMEDIES

(f) Assignee shall be deemed to be the creditor of each Lessee under the Leases in any assignments for the benefit of creditors and bankruptcy, reorganization, insolvency, dissolution, receivership or probate proceedings affecting such Lessee (without any obligation on the part of Assignee to file claims or otherwise to pursue creditors rights in such proceedings). All monies received in connection with any such proceedings or occurrences shall constitute additional Rents hereunder.

(e) Assignor shall execute and deliver, at the written request of Assignee, all such further assurances and assignments as Assignee from time to time shall determine are necessary to effectuate the terms and provisions of this Assignment.

(v) It will not assert any right of setoff or other claim or take any action against any Lessee under any of the Leases, or otherwise seek recovery, damages or other relief against any such Lessee, which would have the effect of relieving such Lessee from any obligation or liability or which would affect, impair or discharge any right of Assignee and, if Assignor shall recover any such sums from such Lessee, Assignor will forthwith pay over the same to Assignee for application to the indebtedness secured hereby. Assignor further covenants that if any Lease provides for the abatement of rent during repair of the premises demised thereunder by reason of fire or other casualty, Assignor shall furnish to Assignee rental insurance in an amount and form and written by insurance companies as shall be satisfactory to Assignee.

(iv) It will not accept Rent more than thirty (30) days in advance under any of the Leases and (v) it will not assert any right of setoff or other claim or take any action against any Lessee under any of the Leases, or otherwise seek recovery, damages or other relief against any such Lessee, which would have the effect of relieving such Lessee from any obligation or liability or which would affect, impair or discharge any right of Assignee and, if Assignor shall recover any such sums from such Lessee, Assignor will forthwith pay over the same to Assignee for application to the indebtedness secured hereby.

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as a waiver thereof. The remedies available to Assignee under this Assignment shall be in addition to, and exercisable in any combination with, any and all remedies available by operation of law and under the other Loan Instruments. Said remedies shall be cumulative and concurrent, may be pursued separately, successively or together against Assignor or the mortgaged property at the sole discretion of Assignee and may be exercised as often as occasion therefor shall arise.

(c) Assignee may apply the Rents, in such order as Assignee may determine, to the payment of Assignor's Liabilities and of all expenses for the care and management of the mortgaged property, including taxes, insurance, assessments, management fees, usual and customary commissions to real estate brokers for leasing real estate and the reasonable expenses and fees of all attorneys, agents and employees engaged in connection with the exercise of the rights and powers granted to Assignee hereunder. For purposes of the preceding sentence, attorneys' fees shall be deemed to include compensation and actual overhead of staff counsel, if any, of Assignee in addition to the fees of any other attorneys engaged by Assignee and shall include fees and expenses incurred in connection with the appeal of any matter arising under the Loan Instruments if Assignee is the prevailing party therein.

(d) The receipt by Assignee of any Rents pursuant to this Assignment following an Event of Default and the exercise of any remedies provided for herein or in the other Loan Instruments shall not constitute such Event of Default or affect or prejudice the exercise of such remedies.

(e) Assignee's obligations as to any Rents actually collected shall be discharged by application of such Rents to any of the purposes specified in subparagraph (c), above. Assignee shall not be liable for uncollected Rents or for failure to collect Rents or for any claim for damages or setoffs arising out of Assignee's management of the mortgaged property. Assignee shall not be liable to any Lessee for the return of any security deposit made under any Lease unless Assignee shall have received such security deposit from the Assignor or such Lessee. Assignee shall not be obligated to perform any obligation of the Lessor under any of the Leases, nor shall Assignee be responsible for any act committed by the Lessor, or any breach or failure to perform by the Lessor with respect to any of the Leases. Nothing contained herein shall be deemed to have the effect of making Assignee a mortgagee in possession of the mortgaged property or any part thereof.

(f) Assignor shall reimburse Assignee for and indemnify Assignee against all expenses, losses, damages and liabilities which Assignee may incur by reason of this Assignment or the exercise of any of the rights granted hereunder. Any and all amounts due and payable, shall be added to Assignor's Liabilities, shall bear interest at the Default

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(d) All notices, reports, requests, demands or other instruments required or contemplated to be given or furnished under this Assignment to Assignor or Assignee shall be directed to Assignor or Assignee, as the case may be, at the following addresses:

(c) Notwithstanding the conveyance or transfer of title to any or all of the mortgaged property to any lessee under any of the leases, the lessee's leasehold estate under such lease shall not merge into the fee estate and the lessee shall remain obligated under such lease as assigned by this Assignment.

(b) Successors and Assigns. This Assignment shall inure to the benefit of Assignee and be binding upon Assignor, the heirs, legal representatives, successors and assigns of Assignor and all persons and entities (including owners and lessees) which may hereafter have any interest in the mortgaged property. Whenever Assignor or Assignee is referred to herein, such heirs, legal representatives, successors and assigns thereof shall be included in such reference. Notwithstanding the foregoing, Assignor shall may not assign its rights and obligations hereunder without Assignee's prior written consent.

(a) If the time of payment of any indebtedness secured hereby is extended at any time or times, if the Note is renewed, modified or replaced or if any security for the Note is released, Assignor and any other parties now or hereafter liable therefor or interested in the mortgaged property shall be deemed to have consented to such extensions, renewals, modifications, replacements and releases, and their liability and the lien hereof and of the other loan instruments shall not be released and the rights created hereby and thereby shall continue in full force, the right of recourse against all such parties being reserved by Assignee.

MISCELLANEOUS

(g) Each present and future lessee under any of the leases is hereby authorized and directed to pay the rent payable thereunder to Assignee upon written demand from Assignee stating that an event of default has occurred without inquiry as to whether any such default has occurred or whether Assignee is rightfully entitled to such rent. Following receipt of any such demand, no lessee shall be given credit for any rent paid other than to Assignee thereafter until Assignee instructs such lessee otherwise in writing.

Rate and shall be secured by this Assignment and the other loan instruments.

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(g) Neither this Assignment nor any term hereof may be released, changed, waived, discharged or terminated orally, or by any action or inaction, but only by an instrument in writing signed by the party against which enforcement of the release, change, waiver, discharge or termination is sought. To the extent permitted by law, any agreement hereafter made by the Assignor and Assignee relating to this Assignment shall be superior to the rights of the holder of any interest in or encumbrance.

(f) In the event that any of the covenants, agreements, terms or provisions, or the application thereof to any persons, entities or circumstances, contained in the Note, this Assignment or in any other Loan Instrument shall be invalid, illegal or unenforceable in any respect, the validity of the remaining covenants, agreements, terms or provisions contained herein or in the Note or in any other Loan Instrument (or the application of the covenant, agreement or term held to be invalid, illegal or unenforceable, to persons, entities or circumstances other than those in respect of which it is invalid, illegal or unenforceable) shall be in no way affected, prejudiced or disturbed thereby.

(e) The headings of the various sections, paragraphs and subdivisions of this Assignment are for convenience only, are not to be considered a part hereof, and shall not limit, expand or otherwise affect any of the terms hereof.

Notices shall be either (i) personally delivered to the addressee set forth above, in which case they shall be deemed delivered on the date of such delivery or (ii) sent by certified mail, return receipt requested, in which case they shall be deemed delivered on the date of delivery set forth in the return receipt, unless delivery is delayed or refused by the addressee, in which event they shall be deemed delivered on the date mailed to such addressee. Any party may change the address to which any such notice, report, demand or other instrument is to be delivered by furnishing written notice of such change to the other parties in compliance with the foregoing provisions.

Assignor: Gladstone-Norwood Trust & Savings Bank  
5200 North Central Avenue  
Chicago, Illinois 60630

Hurley & Kallick, Ltd.  
500 Lake Cook Road  
Suite 250  
Deerfield, Illinois 60015

with a copy to:

Assignee: Pioneer Bank and Trust Company  
4000 West North Avenue  
Chicago, Illinois 60639  
Attention: Jerry Smulik

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(h) This Assignment shall be construed, interpreted, enforced and governed by and in accordance with the laws of the State of Illinois.

(i) This Assignment is given to secure not only existing indebtedness, but also such future advances, whether such advances are obligatory or are to be made at the option of Assignee, or otherwise, as are made by Assignee under the Note, to the same extent as if such future advances were made on the date of the execution of this Assignment.

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings and agreements herein made on the part of the (lessor) (lessee) while in form purporting (except as herein otherwise expressed) to be the representations, covenants, undertakings and agreements of the (lessor) (lessee) are nevertheless each and every one of them, made and intended not as personal representations, covenants, undertakings and agreements by the (lessor) (lessee) or for the purpose or with the intention of binding said (lessor) (lessee) personally but are made and intended for the purpose of binding only that portion of the trust property specifically leased hereunder, and this lease is executed and delivered by said (lessor) (lessee) not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; that no duty shall rest upon (lessor) (lessee) to sequester the trust estate or the rents, issues and profits arising therefrom, or the proceeds arising from any sale or other disposition thereof; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Gladstone-Norwood Trust & Savings Bank or any of the beneficiaries under said Trust Agreement, on account of this lease or on account of any representation, covenant, undertaking or agreement of the said (lessor) (lessee) in this lease contained, either express or implied, all such personal liability, if any, being expressly waived and released by the (lessee) (lessor) herein and by all persons claiming by, through or under said (lessee) (lessor).

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BANKFORMS, INC.

IN WITNESS WHEREOF, the undersigned has executed this Assignment on the date first above written.

GLADSTONE-NORWOOD TRUST & SAVINGS BANK, not personally, but as Trustee under a written Trust Agreement dated August 23, 1988 and known as Trust No. 1285.

By: *John Brown*  
Its Assistant Trust Officer

ATTEST:

*Joseph L. Kallik*  
Its Vice President

This instrument was prepared by:

David H. Hight  
Hurley & Kallick, Ltd.  
500 Lake Cook Road  
Suite 250  
Deerfield, Illinois 60015  
(312) 945-0554

Mail To:

David H. Hight  
Hurley & Kallick, Ltd.  
500 Lake Cook Road  
Suite 250  
Deerfield, Illinois 60015

SUBJECT TO THE EXCULPATORY PROVISIONS ATTACHED HERETO AND MADE A PART HEREOF.

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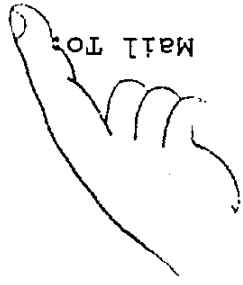
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David H. Hight  
HURLEY & KALLICK, Ltd.  
500 Lake Cook Road  
Suite 250  
Deerfield, Illinois 60015  
(312) 945-0554

David H. Hight  
HURLEY & KALLICK, Ltd.  
500 Lake Cook Road  
Suite 250  
Deerfield, Illinois 60015

This instrument was prepared by:

Mail To:



Its Vice President

ATTEST:

By: Its Assistant Trust Officer

GLADSTONE-NORWOOD TRUST & SAVINGS BANK, not personally, but as Trustee under a written Trust Agreement dated August 23, 1988 and known as Trust No. 1285.

(7) THIS ASSIGNMENT is executed by GLADSTONE-NORWOOD TRUST & SAVINGS BANK, not personally, but as Trustee as aforesaid in the exercise of the power and authority conferred upon and invested in it as such Trustee and said Trustee hereby warrants that it possesses full power and authority to execute this instrument. It is expressly understood and agreed that nothing contained herein shall be construed as creating any liability on the part of the Assignor individually to pay the Assignor's note or any interest thereon or any indebtedness accruing thereunder, 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 personally is concerned, the legal holder or holders hereof shall look solely to the premises hereby conveyed and the enforcement of the lien hereby created or to an action to enforce the personal liability of any guarantor hereof. IN WITNESS WHEREOF, the undersigned has executed this Assignment on the date first above written.

SUBJECT TO THE ATTACHED HERETO,

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any time be asserted or enforced against the said Trust Agreement, on account of this lease or on account of any representation, covenant, undertaking or agreement of the said (lessor) (lessee) in this lease contained, either express or implied, all such personal liability, if any, being expressly waived and released by the (lessee) (lessor) herein and by all persons claiming by, through or under said (lessee) (lessor).

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ID MADE A PART

BANKFORMS, INC.

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My commission expires:

*Theresa Flaherty*  
 \_\_\_\_\_  
 Notary Public

GIVEN under my hand and notarial seal this 30th day  
 of August, 1988.

I, the undersigned, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY that Jo Ann Bohn and Angela A. Kuik, the Assistant Trust Officer and Vice President of GLADSTONE-NORWOOD TRUST & SAVINGS BANK, not personally known to me to be the same persons whose names are subscribed to the foregoing instrument, 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 company for the uses and purposes set forth therein.

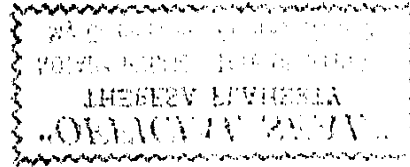
STATE OF ILLINOIS )  
 )  
 COUNTY OF COOK )

ACKNOWLEDGMENT



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EXHIBIT 11

PARCEL 43

That part of the Northwest ¼ of the Northeast ¼ of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Beginning at a point 906.79 Feet North and 392.06 Feet West of the Southeast corner of said Northwest ¼ of the Northeast ¼, as measured along the East line thereof and along a line at right angles thereto, (said East line having an assumed bearing of due North for this legal description):

- Thence North 62 Degrees 00 Minutes 00 Seconds East, 58.67 Feet;
- Thence South 28 Degrees 00 Minutes 00 Seconds East, 50.71 Feet;
- Thence South 62 Degrees 00 Minutes 00 Seconds West, 71.75 Feet;
- Thence North 28 Degrees 00 Minutes 00 Seconds West, 25.0 Feet;
- Thence North 16 Degrees 54 Minutes 30 Seconds East, 9.40 Feet;
- Thence North 27 Degrees 58 Minutes 38 Seconds West, 9.42 Feet;
- Thence North 05 Degrees 46 Minutes 28 Seconds East, 11.59 Feet to the place of beginning in Cook County, Illinois.

PARCEL 2:

DEPT-01 RECORDING \$22.40  
 T#2222 TRAN 6928 09/02/88 11:21:00  
 #9707 ÷ B \*-88-402582

Rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said real estate as set forth in a certain declaration of protective covenants dated August 18, 1977 and recorded on September 23, 1977 as Document No. 24119679 and as amended thereafter and Grantor reserves to itself, its mortgagees, successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining real estate described therein.

Property commonly known as: 2282 West Nichols Road  
 Arlington Heights, Illinois 60005

Permanent Tax No. 02-01-200-026, Vol. 148

*22 mail*

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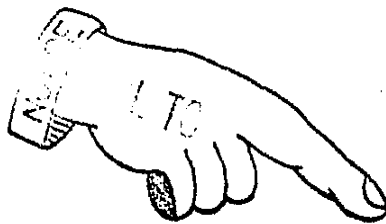
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08/15/2028

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Box 145