LEASE AND RENT ASSIGNMENT

LOAN NUMBER: 16847

DATE: February 15, 1988-

88092096

NATIONAL BANK, A National Ranking Association Evanston, Illinois as Mortgagee

(Trustee), the following described real estate:

The North 30 feet of Lot 29 (except that part taken for alley) in Bronson', addition to Chicago in the North East 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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and in consideration of the making by STATE NATIONAL BANK, (hereinafter called the "Bank"), of the loan evidenced by said Note, the undersigned does hereby assign, transfer and set over unto the Bank all the right, title and interest of the undersigned in, to and under all leases of any and every kind now or hereafter existing with respect to said real estate or any part thereof, together with all rents accrued and to accrue under each and all of said leases and all other rents at any time arising out of said real estate; hereby reserving to the undersigned the privilege of collecting said rents as they become due for so long as there shall be no default under said Note or said Mortgage (Trust Deed) or this Assignment, but no instalment of rent shall ever be collected by the undersigned in advance of its due date. This Assignment shall romain in full force and effect until all indebtedness secure; by said Trust Deed has been paid in full.

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

Until the bank shall notify the lessee or lessees under said lease or leases and tenant or tenants of said real estate that there has been a default under said Note or said Mortgage (Trust Deed) or this Assignment, such lessee and tenant or tenants shall be entitled to pay such rents as they become due to the undersigned, provided that no instalment of rent shall ever be paid to the undersigned in advance of its due date.

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In the event of any default under said Note or said Mortgage (Trust Deed) or this Assignment, the Bank shall have the right (but not the duty) to take whatever steps it may deem necessary, desirable or convenient to enforce or realize upon this Assignment and upon any additional instruments that may be given pursuant hereto. The Bank may in its discretion, in the name (s) of the undersigned or otherwise, enforce performance of the covenants of the lessee or lessees under said lease or leases, and the obligations of the tenant or tenants of said real estate, including covenants and obligations for payment of rent, but, the Pank shall not be responsible for the performance of any of the covenants of the lessor or lessors of the lessee or lessees in said lease or leases or for the performance of any of the obligations of the landlord nor for the collection of any such rents, and shall be accountable only for the rents actually received by it. The Bank may in its sole discretion apply any part or all of the rents collected by it on account of the interest or principal, or both, of said Note or on account of any expenses relating to said real estate which the holder of said Note is authorized or privileged to pay by the provisions of said Mortgage (Trust Deed).

If the bunk shall negotiate or transfer said Note, it may assign all its right, title and interest hereunder to the holder transferee of said Note, which thereupon shall have and may exercise all the rights, powers, privileges, immunities and discretions given hereunder to the Bank. This instrument shall be binding upon the neirs, executors, administrators, successors and assigns of the undersigned.

If this instrument is signed by more than one person, all signers shall be jointly and severally liable nevenuder and the term "the undersigned" shall be taken to refer to each and all the signers.

IN WITNESS WHEREOF said Mort pagor has caused these presents to be duly executed in its Corporate Name by its duly authorized Officers in its behalf and the Corporate Seal to be hereunto affixed all the day and year first

and by ATTERIAN NATIONAL BANK AND The transmody but safely as Trus-tion to be performed FIGUR COMPANY to the started or the section of the ts, represent the secondariantes contained in this instrument.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1988 AND KNOWN AS TRUST NUMBER 104744-01, and not personally

ATTEST:

ACKNOWLEDGEMENT FOR COPPORATION

STATE OF ILLINOIS COUNTY OF COOK

SS.

ANDRESTA MADE STATES

a Notary Public in and for the County and State aforesaid DO HEREBY CERTIFY, that

President and Potor E. Junasen Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO who are personally roown to me to be the same persons whose names are subscribed to the foregoing instrument as such;

President and Assistant Secretary, appeared before ne this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, and as the free and voluntary. said instrument as their free and voluntary act and as the free and voluntary act of the said OF CHICAGO AS TRUSTEE for the uses and purposes therein set forth, and caused the corporate seal of the said Company to be thereto attached.

day of him 1 1 him GIVEN under my hand and Notarial Seal, this Notary Public M. Sove

THIS INSTRUMENT PREPARED BY: STATE NATIONAL BANK 1603 ORRINGTON AVENUE EVANSTON, JILLINOIS 60204 BARBARA N. SAETHER

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