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121.00

June 30, 1988 Chicago, Illinois

#### ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENTS, that BEVERLY TRUST COMPANY, a corporation organized and existing under the laws of the State of Illinois not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to the undersigned in pursuance of a Trust Agreement dated June 30, 1988 and known as Trust #8-8645, in order to secure an indebtedness of ONE HUNDRED EIGHTY THOUSAND AND NO/100ths (\$180,000.00) DOLLARS, executed a mortgage of even date herewith, mortgaging to BEVERLY BANK (hereinafter called the "Mortgagee") the following described real estate:

SEE ATTACHED RIDER "A"

PERMANENT TAX INDEX #28-19-401-017-0000

COMMONLY KNOWN AS: 16547-79 Oak Park Ave., Tinley Park, IL 60477 and whereas, said Mortgagee is the holder of said mortgage and the note secured thereby:

NOW THEREFORE, the Undersigned, for and in consideration of these presents and the mutual agreements herein contained and as further and additional security to the Mortgagee, and In consideration of the sum of TEN AND NO/100ths (\$10.00) DOLLARS and other good and valuable consideration, to the Undersigned in hand paid, the receipt whereof is hereby acknowledged, does hereby sell, assign and transfer unto the Mortgagee all the rents, issues and profits now due and which may hereafter become

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#### ASSOCIATION OF REMINE

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now read your the undersigned for and in consideration of charges per units and the manual appearance herein content to and any content of the more of the more of the more of the content of the content

due under or by virtue of any Lease, whether written or verbal, or any letting of, or of any agreement for the use or occupancy of the premises above described or any part thereof, which may have been heretofore or may be hereafter made or agreed to or which may be made or agreed to by the Mortgagee under the powers herein granted, it being the intention hereby to establish an absolute transfer and assignment of all the said Leases and agreements, and all the avails thereof, to the Mortgagee, and the Undersigned does hereby appoint irrevocably the Mortgagee its true and lawful attorney in its name and stead (with or without taking possession of the aforesaid premises), to rent, lease or let all or any portion of said premises to any party or parties at such rental and upon such term, in its discretion as it may determine, and 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 exist on said premises, with the same rights and powers and subject to the same immunities, exoneration of liability and rights of recourse and indemnity as the Mortgagee would have upon taking possession of the said premises pursuant to the provisions hereinafter set forth.

The Undersigned represents and agrees that no rent has been or will be paid by any person in possession of any portion of the above-described premises for more than one (1) instalment in advance and that the payment of none of the rents to accrue for any portion of said premises has been or will be waived, released, reduced, or discounted, or otherwise discharged or

the ender on the rights of any Lands, who has well can be recient, or any letting of, or of any agreement to: the ace or amongstry er che preciser avant defenibled en en anne bhilinear, which way pare i en indotpieno ob mentrones ed que to oreistotoli reci eved thick tay be as to or agreed to by the Mort page under the powers be salidaded of vacanties the tententies hardly to establish to the Percel base bold like to trousepear in action of stational agreements, and all the avails thereof, to the lest of the har to breakened does hereby appeared irrevocably the Mely ales its ducable to data lagran has mean all mi ventades butter! Our wast to seems the control of the aforesaid available, by control or estimated अविधियानम् पर पृथ्वपृष्ट् पृष्ट एवं कार्याकाः क्रीतिक देव वर्षायक्रक पृथा एवं स्टास्ट वर्षाः Tyra da en l'ardagazio adi se pared escentra po bea l'adres doces de inner servei judger (Eliera bias ), iso destion of has judareseb profits wished O're or as with years to grid ear to ericle or arrivery and their parties, and their an defending further and their sections and a serial promotion of the control of the first that the promotion is the control of the control an y themselve born markement to minylimbors you finds! Co multi-control with and to notoresely prisel cosperated blunch any effect add . Tara) doe audioniered weelsloolg off of deer me. Meisure resort out draw on sent asserbs has not seen at henricality with this to not tree gradite native energy at mountagy yet wing not if it is ni drakisazal (f) ogo mari opaz mpi aperuara ma triba-baran A COLOMBRACIONE DE MARGES ACTIVIDADAS EN MARGENTANO MASSIMENTAS ACTUANTES Coviewed Ifix he need and remirred bise to helically yes releasing redardal, or discounted, or cherake discounted and the

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compromised by the Undersigned. The Undersigned waives any right of set off against any person in possession of any portion of the above-described premises.

NOTHING HEREIN CONTAINED shall be construed as constituting the Mortgagee a "mortgagee-in-possession" in the absence of the taking of actual possession of the said premises by the Mortgagee pursuant to the provisions hereinafter contained. In the exercise of the powers herein granted the Mortgagee, no liability shall be asserted or enforced against the Mortgagee, all such liability being expressly waived and released by the Undersigned.

The Undersigned further agrees to assign and transfer to the Mortgagee all future Leases upon all or any part of the above-described premises and to execute and deliver, immediately upon the request of the Mortgagee, all such further assurances and assignment in the premises as the Acrtgagee shall from time to time require.

ALTHOUGH IT IS the intention of the Firties that this
ASSIGNMENT OF RENTS shall be a present assignment, it is
expressly understood and agreed, anything herein contained to the
contrary notwithstanding, that the Mortgagee shall not exercise
any of the rights and powers conferred upon it herein until and
unless a default shall occur in the payment of interest or
principal due under the Note secured by the above-described
Mortgage or in the performance or observance of any of the
conditions or agreements of any instrument now or at any time
securing said Note or the debt secured or evidenced thereby or by

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NO HIGH RESILU CONTAINS short to construid mas constituting the desired masses of "mortgages is consisted" in the absence of the read of the sold premises by the secretages very revert to recruision derination contains by the secretages very revert to the product nervine granted the hortgage of the hillity which is the hortgage and extensive the fortgages, all such that it is the contained to read and delicated by the derivatives.

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any extension thereof and nothing herein contained shall be deemed to effect or impair any rights which the Mortgagee may have under said Note and Mortgage or any other instruments herein mentioned.

IN ANY CASE in which, under the provisions of the abovedescribed Mortgage, the Mortgagee has a right to institute forecle sure proceedings, whether before or after the entire principal sum secured thereby is declared to be immediately due, or whether before or after institution of legal proceeding to foreclose the lien thereof or before or after sale thereunder, forthwith, upon demand of the Mortgagee, the Undersigned agrees to surrender to the Mortgagee and the Mortgagee shall be entitled to take actual possession of the premises or any part thereof personally, or by its agents or attorneys, and Mortgagee in its discretion may enter upon and take and maintain possession of all or any part of said premises, together with all the documents, books, records, papers and accounts or the Undersigned or then owner of the premises relating thereto, and may exclude the Undersigned, its agents or servants, wholly therefrom and may as attorney-in-fact or agent of the Mortgagor, 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 or in the discretion of its successors or assigns may be deemed proper in or necessary to enforce the payment of security of the avails,

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rents, issues, and profits of the premises, including actions for the recovery of rent, actions in forcible detainer and actions in distress or 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, without notice to the Undersigned, and with full power to cancel or terminate any lease or sublease for any cause or on any ground which would entitle Undersigned to cancel the same, to elect to disaffirm any lease or sublease made subsequent to the aforesaid Mortgage or subordinated to the lien thereof, to make all necessary or proper repairs, decorating, renewals, replacement, alterations, additions, betterments and improvements to the above-described premises that may seem judicious, in its discretion, insure and reinsure the same for all risks incidental to Mortgagee's possession, operation and management thereof (and to receive all such avails, rents, issues and profits).

THE MORTGAGEE SHALL NOT be obligated to perform or discharge, nor does it hereby undertake to perform or discharge, any obligation, duty or liability under any leases or rental agreements relating to said premises, and the Undersigned shall and does hereby agree to indemnify and hold the Mortgages harmless of and from any and all liability, loss or damage which it may or might incur under any leases or under or by reason of the assignment thereof and of and from any and all claims and demands whatsoever which may be asserted against it by reason of any alleged obligations or undertakings on its part to perform or

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discharge any of the terms, covenants or agreements contained in said Leases. Should the Mortgagee incur any such liability, loss or damage, under said Leases or under or by reason of the assignment thereof, or in the defense of any claims or demands the Undersigned agrees to reimburse the Mortgagee for the amount thereof, including costs, expenses and a reasonable attorneys' fees, immediately upon demand.

The Mortgagee, in the exercise of the rights and powers conferred upon it by this Assignment of Rents, shall have full power to use and apply the avails, rents, issues and profits of the premises to the payment of or on account of the following, in such order as the Mortgagee may determine:

- (a) to the payment of the operating expenses of said property, including cost of management and leasing thereof (which shall include reasonable compensation to the Mortgagee and its agent or agents, if management be delegated to an agent or agents, and it shall also include lease commissions and other compensation and expenses of seeking and proceeding Tenants and entering into Leases), establish claim for damages, if any, and premiums or insurance hereinabove authorized;
- (b) to the payment of taxes and special assessments now due or which may hereafter become due on said premises;
- (c) to the payment of all repairs, decorating, renewals, replacements, alterations, additions, or betterments, and improvements of said premises, including the cost from time to time of placing said property in such condition as will, in the

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judgment of the Mortgagee, make it readily rentable;

to the payment of any indebtedness secured by the described Mortgage or any deficiency which may result from any foreclosure sale.

The Undersigned does further specifically authorize and instruct each and every present and future lessee or tenant of the whole or any part of the above-described premises to pay all unpaid rental agreed upon in any tenancy to the Mortgagee upon receipt of demand from said Mortgagee to pay the same.

IT IS UNDERSTOOD AND AGREED that the provisions set forth in this Assignment herein shall be deemed as a special remedy given to the Mortgagee, and shall not be deemed exclusive of any of the remedies granted in the above-described Mortgage, but shall be deemed an additional remedy and shall be cumulative with the remedies therein granted.

WHENEVER THE WORD "Undersigned" is mentioned herein, it is hereby understood that the same includes and shall be binding upon Successors and Assigns of the Undersigned, and any Party or Parties holding Title to the above-described premises by, through or under the Undersigned. All of the rights, powers, privileges and immunities herein granted and assigned to the Mortragee shall also inure to its successors and assigns, including all holders, from time to time, of the above-described Note.

IT IS EXPRESSLY UNDERSTOOD that no judgment or decree, which may be entered on any debt secured or intended to be secured by the above-described Mortgage, shall operate to abrogate or lessers

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the effect of this Instrument, but that the same shall continue in full force and effect until the payment and discharge of any and all indebtedness secured by said Mortgage, in whatever from the said indebtedness may be and until the indebtedness secured by said Mortgage shall have been paid in full and all bills incurred by virtue of the authority herein contained have been fully paid out of rents, issues, and profits of the property, or by the Undersigned, or until such time as the 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 indebtedness secured by the above-described Mortgage is fully satisfied before the expiration of any period of redemption.

This assignment of rents is executed by said corporation not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said corporation hereby warrants that it possesses full power and authority to execute this instrument) and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on the said corporation, either individually or as Trustee aforesaid, personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by the

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Mortgagee and by every person now or hereafter claiming any right or security hereunder, and that so far as said corporation, either individually or as Trustee aforesaid, or its successors, personally are concerned, the legal holder or holders of said note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, if any.

IN WITNESS WHEREOF, the under	signed corporation, not
personally but as Trus(:e) aforesai	d, has caused these presents to
be signed by its TRUST OFFICER	President, and its
corporate seal to be hereunto affi	<b>A</b>
	of June, A.D. 1988.
ATTEST:	EEVERLY TRUST COMPANY, as Trustee as aforesaid and not personally,
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COOK COUNTY, ILLINOIS FLED FOR RECORD

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TRUST OFFICER

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STATE OF ILLINOIS ) SS.
COUNTY OF C O O K )
I, THE UNDERSIGNED, Notary Public in and
for said County, in the State aforesaid, DO HEREBY CERTIFY, that
PATRICIA A. RALPHSON personally known to me to be the
TRUST OFFICER President of BEVERLY TRUST CO.
a corporation, and ALYNE POLIKOFF, personally
known to me to be the TRUST OFFICE of said
corporation, and 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 severally acknowledged that as
such TRUST OFFICER President and
TRUE maper of said corporation to be affixed thereto,
pursuant to authority, given by the Board of Directors of said
corporation as their free and voluntary act, and as the free and
voluntary act and deed of said corporation. for the uses and
purposes therein set forth.
GIVEN under my hand and Notarial Seal this 30TH day of
GIVEN under my hand and Notarial Seal this 307W day of June, 1988.

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RIDER "&" 3

LOT 1 (EXCEPT THE WEST 17 FEET THER OF LOT 3 IN TINLEY PROFESSIONAL PART HAT PART OF THE SOUTH WEST 1/4 C SECTION 19, TOWNSHIP 36 NORTH, RAY PRINCIPAL MERIDIAN, DESCRIBED AS FO

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PERMANENT INDEX NO. 28-19-401-017-0
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