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UNOFFICIAL COPY BANK OF RAVENSWOOD

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5. WARRANTIES. To induce Bank to make the Loan to Borrower, Owner makes the following representations and warranties:

- A. Owner has good title to the Leases and Rent and no other person has any right in them.
- B. Owner has duly performed all of the terms of the Leases that Owner is obligated to perform.
- C. Owner has not previously assigned or encumbered the Leases or the Rent and will not further assign or encumber the Leases or future Rent.
- D. No Rent for any period subsequent to the current month has been collected, and no Rent payment has been compromised.
- E. Owner has not received any funds from any Lessee (Lessee) under the Leases in excess of one month's rent for which credit has not been made on account for accrued Rent, and any copy of such account that has been delivered to Bank is true and complete. The term "Lessee" in this Agreement shall include all persons or entities obligated to Owner under the Leases.

4. ASSIGNMENT. To secure the Obligations and in consideration of the Loan, Owner grants and assigns a security interest in and to Bank all of Owner's right, title and interest in and to all rents and profits from the Property and further bargains, sells and conveys in and to Bank all of Owner's right, title and interest in and to all rents and profits from the Property and all leases of the Property now existing, for the use or occupancy of any portion of the Property and all extensions, renewals, and substitutions of such agreements, including subleases thereunder.

- A. all leases (Leases) on the Property. The term "Leases" in this Agreement shall include all agreements, written or verbal, existing or hereafter made, which are collectively known as the Collateral and described as follows:
- B. all guarantees of the performance of any party under the Leases; and
- C. the right to collect and receive all revenue (Rent) from the Leases on the Property now due or which may become due. Rent includes, but is not limited to the following: revenue, issue, profits, rent, minimum rent, percentage rent, additional rent, common area maintenance charges, parking charges, real estate taxes, other applicable taxes, security deposits, insurance premium contributions, liquidated damages following default, cancellation premiums, loss of rent, insurance or other proceeds, and all rights and claims which Owner may have against any person under the terms of the Leases.

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

3. BACKGROUND. The Loan is secured by, but is not limited to, a mortgage (Mortgage) dated June 21, 1988, on the property (Property) situated in the COUNTY OF COOK STATE OF ILLINOIS, described as follows:

2. OBLIGATIONS DEFINED. The term "Obligations" is defined as and includes the following:

- A. a promissory note, No. 0002, (Note) dated June 21, 1988 and executed by BANK OF RAVENSWOOD AS TRUSTEE UNDER TRUST NO. 25-9349 UT/TA DATED JUNE 20, 1988 (Borrower) payable to the order of Bank, which evidences a loan (Loan) to Borrower in the principal amount of \$113,750.00, and all extensions, renewals, modifications or substitutions thereof;
- B. all future advances by Bank to Borrower, (regardless of whether or not this Agreement is specifically referred to in the evidence of indebtedness with regard to such future and additional indebtedness);
- C. all additional sums advanced, and expenses incurred, by Bank for the purpose of insuring, preserving or otherwise protecting the Collateral and its value, and any other sums advanced, and expenses incurred, by Bank pursuant to this Agreement, plus interest at the rate provided for in the Note;
- D. all other obligations to the extent the taking of the Collateral as so jointly therefor is not prohibited by law, including but not limited to liabilities for overdrafts, all advances made by Bank on Borrower's, and/or Owner's, behalf as authorized by this Agreement and liabilities as guarantor, endorser or surety, of Borrower to Bank, now existing or hereafter arising, due or to become due, direct or indirect, absolute or contingent, primary or secondary, liquidated or unliquidated, or joint, several, or joint and several; and
- E. Borrower's performance of the terms in the Note and Owner's performance of any terms in this Agreement, any deed of trust, any deed, any mortgage, any deed to secure debt, any assignment of beneficial interest, any loan agreement, any construction loan agreement, any security agreement, any guaranty agreement or any other agreement which secures, guarantees or otherwise relates to the Note or Loan.

1. DATE AND PARTIES. The date of this Lease-Rent Assignment (Agreement) is June 21, 1988, and the parties are the following:

OWNER:
 BANK OF RAVENSWOOD AS TRUSTEE UNDER TRUST NO. 25-9349
 (DATED JUNE 20, 1988 NOT PERSONALLY)
 1225 W. LAWRENCE
 CHICAGO, ILLINOIS 60640
 TAX ID. #

BANK:
 LAKESIDE BANK
 an ILLINOIS banking corp. a bank
 141 W. Jackson Blvd., Suite 1212
 Chicago, Illinois 60604
 Tax ID. # 36-2583514

LEASE-RENT ASSIGNMENT
As Security for a Loan
From LAKE SIDE BANK

14-00

PROPERTY ADDRESS: 2227 N. Janssen Chicago, Illinois IL-26-040888

88329662

PN#:

71-70-574

- F. No Lessee is in default of any of the terms of the Leases; and
G. Owner has not and will not waive or otherwise compromise any obligation of Lessee under the Lease and will enforce the performance of every obligation to be performed by Lessee under the Lease.

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6. **OWNER'S AGREEMENTS.** In consideration of the Loan and to protect the security of this Agreement, Owner agrees:

- to deliver to Bank upon execution of this agreement copies of the Leases, certified by Owner, as being true and correct copies which accurately represent the transactions between the parties;
- to observe and perform all obligations of Lessor under the Leases, and to give written prompt notice to Bank of any default by Lessor or Lessee under any Lease;
- to notify in writing each Lessee that any deposits previously delivered to Owner have been retained by Owner or assigned and delivered to Bank as the case may be;
- to appear in and defend any action or proceeding pertaining to the Leases, and, upon the request of Bank, to do so in the name and on behalf of Bank but at the expense of Owner, and to pay all costs and expenses of Bank, including reasonable attorneys' fees to the extent not prohibited by law, in any such action or proceeding in which Bank may appear;
- to give written notice of this Agreement to each Lessee which notice shall contain instructions to each Lessee that Lessee shall, upon receipt of notice and demand from Bank, make all payments of Rent directly to Bank; and
- to indemnify and hold Bank harmless for all liabilities, damages, costs and expenses, including reasonable attorneys' fees, Bank incurs when Bank, at its discretion, elects to exercise any of its remedies upon default of Lessee.

7. **COLLECTION OF RENT.** Owner shall give notice of Bank's rights to all of said rents, issues or profits and notice of direct payment to Bank to those obligated to pay such rents, issues or profits. Owner agrees to direct all tenants to pay rent due or to become due to Bank. Owner, as agent of Bank, shall endorse and deliver to Bank any money orders, checks or drafts which represent rents, issues or profits from the above-described Property, to apply the proceeds to the Obligations, and shall give notice of Bank's rights in any of said rents, issues or profits and notice of direct payment to Bank to those obligated to pay such rents, issues or profits. Bank shall be the creditor of each Lessee in respect to assignments for the benefit of creditors, bankruptcy, reorganization, rearrangement, insolvency, dissolution or receivership proceedings by Lessee, and Owner shall immediately pay over to Bank all such payments as Owner may receive as creditor from such actions or proceedings. Also, Bank may collect or receive all payments paid by any Lessee, whether or not pursuant to the terms of the Leases, for the right to terminate, cancel or modify the Leases, and Owner shall immediately pay over to Bank all such payments as Owner may receive from any Lessee. Bank shall have the option to apply any monies received as such creditor to the Obligations the Mortgage, or this Agreement.

8. **EVENTS OF DEFAULT.** Owner shall be in default upon the occurrence of any of the following events, circumstances or conditions (Events of Default). The Events of Default are:

- Failure by any person obligated on the Obligations to make payment when due thereunder; or
- A default or breach under any of the terms of this Agreement, the Note any construction loan agreement or other loan agreement, any security agreement, mortgage, deed to secure debt, deed of trust, trust deed, or any other document or instrument evidencing, guarantying, securing or otherwise relating to the Obligations; or
- The making or furnishing of any verbal, or written, representation, statement or warranty to Bank which is, or becomes, false or incorrect in any material respect by, or on behalf of, Owner, Borrower, or any co-signer, endorser, surety or guarantor of the Obligations; or
- The death, dissolution or insolvency of, the appointment of a receiver by or on the behalf of, the assignment for the benefit of creditors by or on behalf of, the voluntary or involuntary termination of existence by, or the commencement under any present or future federal or state insolvency, bankruptcy, reorganization, composition or debtor relief law by or against, Owner, Borrower, or any co-signer, endorser, surety or guarantor of the Obligations; or
- A good faith belief by Bank at any time that Bank is insecure, that the present or any payment is impaired or that the Collateral is impaired; or
- Failure to pay and provide proof of payment of any tax, assessment, rent, insurance premium or escrow on or before its due date; or
- A transfer of a substantial part of Owner's money or property.

9. **REMEDIES ON DEFAULT.** At the option of Bank, all or any part of the principal of, and accrued interest on, the Obligations shall become immediately due and payable without notice or demand, upon the occurrence of an Event of Default or at any time thereafter. In addition, upon the occurrence of an Event of Default or at any time thereafter by Mortgagor under the Mortgage, Bank, at Bank's option, shall have the right to exercise any or all of the following remedies:

- to collect directly and retain Rent in Bank's name without taking possession of the Property and to demand, collect, receive, and sue for the Rent, giving proper receipts and releases, and, after deducting all reasonable costs of collection, including reasonable attorneys' fees to the extent not prohibited by law, apply the balance to the Note, first to accrued interest and then to principal;
- to declare the Obligations immediately due and payable, and, at Bank's option, exercise any of the remedies provided by law, the Note, the Mortgage or this Agreement; and
- to enter upon, take possession of, manage and operate all or any part of the Property, make, modify, enforce or enforce any Leases, evict any Lessee, increase or reduce Rent, decorate, clean and make repairs, and do any act or omit any act that Bank shall deem proper to protect the Property as fully as Owner could do, and to apply any funds collected from the operation of the Property, such as Bank may deem proper, including, but not limited to, payment of the following: operating expenses, management, brokerage, attorneys', and accountants' fees; the Obligations; and toward the maintenance of reserves for repair or replacement. Bank may take such action without regard to the adequacy of the security, with or without any action or proceeding, through any person or agent, mortgagee, trustee, a mortgage, or by receiver to be appointed by a court, and irrespective of Owner's possession.

The collection and application of the Rent or the entry upon and taking possession of the Property as set out in this section shall not cure or waive any default, or modify or waive any notice of default under the Note, Mortgage or the Agreement, or invalidate any act done pursuant to such notice. The enforcement of such remedy by Bank, once exercised, shall continue for so long as Bank shall elect, notwithstanding that such collection and application of Rent may have cured the original Default. If Bank shall thereafter elect to discontinue the exercise of any such remedy, the same or any other remedy under the law, the Note, Mortgage or this Agreement may be asserted at any time and from time to time following any subsequent default. The word "default" has the same meaning as contained within the Note or any other instrument evidencing the Obligations, and the Mortgage, or any other document securing, guarantying or otherwise relating to the Obligations.

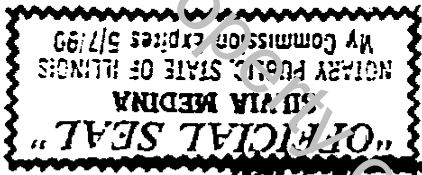
In addition, upon the occurrence of any Event of Default, Bank shall be entitled to all of the remedies provided by law, the Note and any related loan documents. All rights and remedies are cumulative and not exclusive, and Bank is entitled to all remedies provided at law or equity, whether or not expressly set forth.

10. **ADDITIONAL POWERS OF BANK.** In addition to all other powers granted by this Agreement and the Mortgage, Bank also has the rights and powers, pursuant to the provisions of the Illinois Code of Civil Procedure, Section 15-1101, et seq.

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Trustee's Exoneration Rider Att.



This document was prepared by LAKEVIEW BANK, 141 W. Jackson Blvd., Suite 1212, Chicago, Illinois 60604.

NOTARY PUBLIC

Silvia Medina

My commission expires:

On the 21st day of June, 1988, at Cook County, Illinois, Silvia Medina, a notary public, certify that BANK OF RAVENSWOOD and BANK OF RAVENSWOOD, as Co-Trustee, for BANK OF RAVENSWOOD AS TRUSTEE UNDER TRUST NO. 25-9349 U/LTA DATED JUNE 20, 1984, NOT PERSONALLY, 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 the instrument as their free and voluntary act, for the uses and purposes set forth.

STATE OF Illinois

as:

Land Trust Officer

[Signature]

BANK OF RAVENSWOOD Vice President

[Signature]

By:

BANK OF RAVENSWOOD AS TRUSTEE UNDER TRUST NO. 25-9349 U/LTA DATED JUNE 20, 1984, NOT PERSONALLY

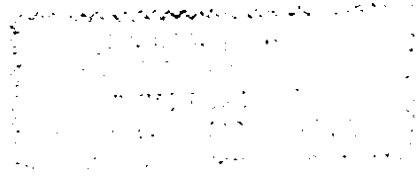
OWNER:

- 12. GENERAL PROVISIONS.
 - A. TAKE IS OF THE ESSENCE. Time is of the essence in Owner's performance of all duties and obligations imposed by this Agreement.
 - B. NO WAIVER BY BANK. Bank's course of dealing, or Bank's forbearance from, or delay in, the exercise of any of Bank's rights, remedies, privileges or right to insist upon Owner's strict performance of any provisions contained in this Agreement, or other loan documents, shall not be construed as a waiver by Bank, unless such waiver is in writing and is signed by Bank.
 - C. AMENDMENT. The provisions contained in this Agreement may not be amended, except through a written amendment which is signed by Owner and Bank.
 - D. GOVERNING LAW. This Agreement shall be governed by the laws of the State of Illinois, provided that such laws are not otherwise preempted by federal laws and regulations.
 - E. FORUM AND VENUE. In the event of litigation pertaining to this Agreement, the exclusive forum, venue and place of jurisdiction shall be in the State of Illinois unless otherwise designated in writing by Bank.
 - F. SUCCESSORS. This Agreement shall inure to the benefit of and bind the heirs, personal representatives, successors and assigns of the Bank.
 - G. NUMBER AND GENDER. Wherever the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
 - H. PARAGRAPH HEADINGS. The headings at the beginning of each paragraph, and each sub-paragraph, in this Agreement are for convenience only and shall not be dispositive in interpreting or construing this Agreement or any part thereof.
 - I. IF HELD UNENFORCEABLE. If any provision of this Agreement shall be held unenforceable or void, then such provision shall be deemed severable from the remaining provisions and shall in no way affect the enforceability of the remaining provisions nor the validity of this Agreement.
- 11. TERM. This Agreement shall remain in effect as long as any part of the obligations remain unpaid. Upon payment in full of all such indebtedness, Bank shall execute a release of this Agreement upon request.

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Property of Court Clerk's Office



THIS ASSIGNMENT OF RENTS is executed by Bank of Ravenswood, 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 it is expressly understood and agreed that nothing herein or in said trust deed or in said note contained shall be construed as creating any liability on the said Bank of Ravenswood personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any agreement or covenant either express or implied herein contained, all such liability, if any, being expressly waived by Trustee and by every person now or hereafter claiming any right or security hereunder, and that so far as Bank of Ravenswood personally is concerned, the legal holder or holders of said note and the owners or owners of any indebtedness accruing hereunder or anyone making any claim hereunder shall look solely to the premises hereby conveyed and to the rents hereby assigned for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said trust deed and note provided.

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Court Clerk's Office

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EXHIBIT A 2 9 5 5 2

Assignment of Rents

This EXHIBIT "A" is referred to in and made a part of that certain Mortgage (Mortgage) dated June 21, 1988, by and between the following parties:

MORTGAGOR:

BANK OF RAVENSWOOD AS TRUSTEE UNDER TRUST NO. 25-9349
L/W/A DATED JUNE 20, 1988 & NOT PERSONALLY
1825 W. LAWRENCE
CHICAGO, ILLINOIS 60640
Tax I.D. # _____

BANK:

LAKESIDE BANK
an ILLINOIS banking corporation
141 W. Jackson Blvd., Suite 1212
Chicago, Illinois 60604
Tax I.D. # 37-2583514
(as Mortgagee)

The properties hereinafter described are those properties referred to in the Mortgage as being described in Exhibit "A":

Lot 15 and the North 2 Feet of Lot 16 in the Subdivision of Block 3 in High's Subdivision of the East 1/2 of Block 15 in Sheffield's Addition to Chicago in the West 1/2 of the North West 1/4 of Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 2227 N. Janssen
Chicago, Illinois

PIN#: 14-32-109-015

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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