

2

ASSIGNMENT OF JUNIOR ASSIGNMENT OF RENTS AND LEASES

KNOW ALL MEN BY THESE PRESENTS, that Capitol Bank and Trust, an Illinois banking corporation ("Assignor"), located at 4801 West Fullerton, Chicago, Illinois, 60639, in Cook County, Illinois, in consideration of Ten and 00/100ths (\$10.00) Dollars and other valuable consideration paid by Jack Joss, of 1020 North Oak Park Avenue, Oak Park, Illinois, as Trustee under the Jack M. Joss Revocable Trust ("Assignee"), the receipt and sufficiency of which is hereby acknowledged, does hereby unconditionally sell, assign, transfer and set over unto Assignee, his executors, administrators and assigns, all of Assignor's right, title and interest in and to that certain Junior Assignment of Rents and Leases executed on September 1, 1988, recorded September 1, 1988 as document number 88400654, by 5401 Grand Avenue, a joint venture ("Venture"), in favor of Assignee, whereby the Venture assigned to Assignor the rents, issues and profits which it would derive under any lease for the use and occupancy of the premises commonly known as 5401 West Grand Avenue, Chicago, Illinois, in order to secure that certain Mortgage Note executed September 1, 1988 by American National Bank and Trust Company of Chicago, as Trustee under Trust number 105763-04, in the amount of \$200,000.00.

IN WITNESS WHEREOF, Assignor has hereunto set its hand and seal this 3rd day of May, 1989.

CAPITOL BANK AND TRUST

By: [Signature]  
Its: \_\_\_\_\_

S E A L

Accepted: JACK M. JOSS REVOCABLE TRUST

By: [Signature]  
Jack Joss  
Its: Trustee

89558795

Prepared by and after  
Recording mail to:  
Paul A. Smith, Esq.  
Portes, Sharp, Herbst, Kravets & Fox, Ltd.  
333 West Wacker Drive, Suite 500  
Chicago, Illinois 60606

PIN #'s 13-33-100-006-8001  
13-33-100-006-8002

Commonly known as: 5401 W. Grand Avenue  
Chicago, Illinois

[050189-2010-315]

89-499795

Clerk's Office

1325

# UNOFFICIAL COPY

8 9 4 9 9 7 9 5

STATE OF ILLINOIS            )  
  )   SS  
COUNTY OF COOK            )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that David E. Coit, Assistant Vice President of CAPITOL BANK AND TRUST, a corporation, and \_\_\_\_\_,

\_\_\_\_\_ of said corporation, personally  
(Title)

known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and \_\_\_\_\_ respectively, appeared before me this

(Title)  
day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth; and the said \_\_\_\_\_

(Title)  
did also then and there acknowledge that he, as custodian of the corporate seal of said corporation, did affix the said corporate seal of said corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of May, 1989.

*Robert H. [Signature]*  
\_\_\_\_\_  
Notary Public

Commission Expires:

NOTARY PUBLIC  
STATE OF ILLINOIS  
My Commission Expires 3/16/91

County Clerk's Office

89260763

LEGAL DESCRIPTION

PARCEL 1:

THE LEASEHOLD ESTATE, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE EXECUTED BY:

BOARD OF EDUCATION OF THE CITY OF CHICAGO, A BODY POLITIC AND CORPORATE, AS LESSOR, AND CHASE BRASS AND COPPER COMPANY, INCORPORATED, A CORPORATION OF CONNECTICUT, AS LESSEE, DATED APRIL 25, 1952, AND

RECORDED APRIL 28, 1952 AS DOCUMENT 15327948 WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF YEARS BEGINNING DECEMBER 1, 1951 AND ENDING NOVEMBER 30, 2026, TO WIT:

THAT PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID WEST 1/2 OF THE NORTH WEST 1/4 WITH THE WEST LINE OF NORTH LONG AVENUE AND RUNNING THENCE NORTH ALONG THE SAID WEST LINE OF NORTH LONG AVENUE AND 25 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID WEST 1/2 OF THE NORTH WEST 1/4, A DISTANCE OF 369.39 FEET TO THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE SOUTHWESTERLY LINE OF WEST GRAND AVENUE; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF WEST GRAND AVENUE; SAID LINE FORMING A SOUTH WEST ANGLE OF 105 DEGREES 13 MINUTES 10 SECONDS WITH THE WEST LINE OF NORTH LONG AVENUE; AND BEING ALSO 40 FEET SOUTHWESTERLY OF THE CENTER LINE OF SAID WEST GRAND AVENUE AS IMPROVED AND OCCUPIED BY THE CITY OF CHICAGO, A DISTANCE OF 372.73 FEET TO A POINT; THENCE SOUTH PARALLEL WITH SAID EAST LINE OF THE WEST 1/2 OF THE NORTH WEST 1/4 A DISTANCE OF 464.75 FEET TO A POINT IN THE SOUTH LINE OF SAID NORTH WEST 1/4 OF SAID SECTION 33; THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 359.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 OF THE LAND, CREATED BY THE INSTRUMENT AFORESAID REFERRED TO AS THE LEASE, FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, RENEWING AND REMOVING OF A RAILROAD SWITCH TRACK SERVING PARCEL 1 OF THE LAND AND THE MOVEMENT OF RAILROAD CARS AND LOCOMOTIVES OVER SAID TRACK, SAID EASEMENT BEING OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION, WHICH POINT IS 392.67 FEET WEST OF THE POINT OF INTERSECTION OF SAID SOUTH LINE WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION A DISTANCE OF 17 FEET; THENCE WEST ALONG A LINE 17 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE TO THE POINT OF INTERSECTION OF THE SAID RIGHT OF WAY LINE WITH THE SOUTH LINE OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION; THENCE EAST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

509955