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ASSIGNMENT OF RENTS AND LEASES

1989

This Assignment of Rents and Leases ("Assignment"), dated November 14, 1989, is from the following named assignor (hereinafter, collectively, "Borrower") to Broadway Bank ("Lender"), an Illinois banking corporation, with offices at 5960 North Broadway, Chicago, IL 60660.

Assignor:

Chicago Title & Trust Company, not personally but as Trustee under the following Trust Agreement: No. 1073912, dated December 15, 1978 (the "Trust" or the "Trustee");

In order to further secure the hereinafter defined liabilities to Lender, Borrower does hereby sell, assign and transfer unto Lender all the rents, avails, issues and profits now due and which may hereafter become due (hereinafter collectively, "rents") under or by virtue of any written or verbal lease (including the lease(s), if any, described in the "schedule of leases" which, if attached hereto, is hereby made a part hereof), or any letting of, or of any agreement for the use or occupancy of the premises described on exhibit A attached hereto (the "Premises") 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 Lender under the powers herein granted. All such leases and agreements are hereinafter collectively referred to as the "Leases". It is the intention of the parties to this Assignment to establish an absolute transfer and assignment to Lender of all the Leases and the Rents and the Borrower does hereby appoint Lender as the undersigned's true and lawful attorney in the Borrower's name and stead (with or without taking possession of the Premises), to rent, lease or let all or any portion of the Premises to any party or parties, at such rental and upon such terms, as Lender, in its discretion, may determine, and for Lender to collect all of the Rents arising from or accruing at any time hereafter, and all now or that may hereafter become, due under the Leases and with the same rights and powers and subject to the same immunities, exoneration of liability and rights of recourse and indemnity as Lender would have upon taking possession of the Premises pursuant to the provisions hereof.

The Borrower represents and agrees: that no Rents have been or will be paid by any person in possession of any portions of the Premises for more than one installment in advance; that the payment of Rents has not been or will not be waived, released, reduced or discounted or otherwise discharged or compromised by the Borrower unless same is necessary for purposes of leasing the Premises and the Lender approves such reduction or discount in rent which approved shall not be unreasonably withheld. The Borrower waives any right of set-off against any person in possession of any portion of the Premises; and that Borrower will not further assign any of the Rents, without the prior written consent of Lender.

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Nothing herein contained shall be construed as constituting the Lender a "mortgagee in possession" in the absence of the taking of actual possession of the Premises by Lender pursuant to the provisions hereof. In its exercise of the powers herein granted, no liability shall be asserted or enforced against Lender, all such liability being expressly waived and released by Borrower.

The Borrower further agrees to assign and transfer to Lender all existing and future leases upon all or any part of the Premises, and to execute and deliver, immediately upon the request of Lender, all such further assurances and assignments as Lender shall from time to time require.

Although it is the intention of the parties that this Assignment shall be a present assignment, it is expressly understood and agreed, that Lender shall not exercise any of its rights and powers hereunder until and unless a default shall occur and (and shall remain not cured following notice or the expiration of the cure period, if any, provided for therein) in the payment of the liabilities, and nothing herein contained shall be deemed to affect or impair any rights which Lender may have under any such document; said documents are incorporated herein by reference.

In any case in which, under the provisions of that certain Mortgage in favor of Lender (hereby incorporated herein by reference) with respect to the Premises and recorded at or about the date hereof, Assignee has a right to institute foreclosure proceedings, whether before or after the liabilities are declared to be immediately due or upon expiration of notice and grace periods, if any, whether before or after institution of legal proceedings to foreclose the lien thereof, or before or after sale thereunder, immediately upon demand of Lender, the Borrower agrees to surrender to Lender and Lender shall be entitled to take actual possession of the Premises or any part thereof personally, or by Lender's agents or attorneys, and Lender in Lender's discretion may, with or without force and with or without process of law, enter upon and take and maintain possession of all or any part of the Premises, together with all the documents, books, records, papers, and accounts of the Borrower, of then owner of the Premises relating thereto, and may exclude the Borrower, and its agents or servants wholly therefrom and may as attorney-in-fact or agent of the Borrower or in Lender's own name and under the powers herein granted, hold, operate, manage and control the Premises and conduct the business, if any, thereof either personally or by Lender's agents or attorneys, with full power to use such measures, legal or equitable, as in Lender's discretion or in the discretion of Lender's successors or assigns may be deemed proper or necessary to enforce the payment of security or the Rents of the Premises,

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including actions for the recovery of the Rents. The undersigned grants Lender full power and authority to exercise each and every of the rights, privileges and powers herein granted at any and all times hereafter, with fifteen (15) days notice to the Borrower, and with full power to cancel or terminate any lease or sublease made subsequent to the aforesaid Mortgage or subordinated to the Lien thereof. The Borrower hereby grants Lender the full power and authority to make necessary or proper repairs, decorating, renewals, replacements, alterations, additions, betterments and improvements to the Premises that may seem judicious to Lender, in Lender's discretion. The Borrower hereby grants Lender the full power and authority to insure and reinsure the Premises for all risks incidental to Lender's possession, operation and management thereof and to receive all such Rents.

Lender shall not be obligated to perform or discharge, nor does Lender hereby undertake to perform or discharge, any obligation, duty or liability under any leases relating to the Premises, and the Borrower shall and does hereby agree to indemnify and hold harmless of and from any and all liability, loss or damage which Lender may or might incur under any such leases under or by reason of the assignment thereof and of and from any and all claims and demands whatsoever which may be asserted against Lender by reason of any alleged obligations or undertakings on Lender's part to perform or discharge any of the terms, covenants or agreements contained in said leases or in the defense of any claims or demands arising in or to Lender taking possession of the Premises. The undersigned hereby agrees to immediately reimburse Lender upon demand for any amount due Lender by reason of this paragraph, including costs, expenses and legal fees incurred by Lender.

Lender, in the exercise of the rights and powers conferred upon Lender by this Assignment, shall have full power to use and apply the Rents to the payment of or on account of the following, in such order as Lender may determine:

(a) To the payment of the operating expenses of the Premises, including the cost of management and leasing thereof (which shall include reasonable compensation to Lender and, if management be delegated, to its agent or agents, and it shall also include lease commissions and other compensation and expenses of seeking and procuring tenants and entering into leases), to establish reserves for claims for damages, if any, and premiums on insurance heretofore authorized;

(b) To the payment of taxes and special assessments now due or which may hereafter become due on the Premises;

(c) To the payment of all repairs, decorating, renewals, replacements, alterations, additions or betterments and improvements of the Premises, including the cost from time to time of installing, replacing refrigeration, gas or electric appliances therein and of placing the Premises in such condition as will, in the judgment of lender, make it readily rentable;

(d) To the payment of any liabilities (first to interest and then to principal).

The Borrower does further specifically authorize and instruct each and every present and future lessee or tenant of the whole or any part of the Premises to pay all unpaid rental agreed upon in any tenancy to lender upon receipt of demand from lender to so pay the same.

"Liabilities" means all obligations of the Borrower to lender for payment of any and all amounts due under the aforesaid Mortgage, the Note secured by the aforesaid Mortgage and of any indebtedness, or contractual duty of every kind and nature of the Borrower or any guarantor of the aforesaid Note (hereinafter, collectively, "Note") to lender, however created, arising or evidenced, whether direct or indirect, absolute or contingent, joint or several, now or hereafter existing, due or to become due and however owned, held or acquired, whether through discount, overdraft, purchase, direct loan or its collateral, or otherwise. Liabilities are also incurred or paid by lender in attempting the collection or enforcement of the aforesaid Note, any guaranty of the aforesaid Note, or any other indebtedness of the Borrower or any guarantor of the aforesaid Note to lender or in the repossession, custody, sale, lease, assembly or other disposition of any collateral for the aforesaid Note. Liabilities includes all of the indebtedness or contractual duties of partnership to lender created or arising while the Borrower or any guarantor of the aforesaid Note may have been or may be a member of those partnerships.

It is understood and agreed that the provisions set forth in this Assignment herein shall be deemed as a special remedy given to lender, 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 granted therein.

Whenever the word "Borrower" is mentioned herein, it is hereby understood that the same includes and shall be binding upon successors and assigns of the Borrower, and any party or parties holding title to the Premises by, through or under the Borrower. All of the rights, powers, privileges and immunities herein granted and assigned to lender shall also inure to lender's successors and assigns, including all holders, from time to time, of the aforesaid Note.

It is expressly understood that no judgment which may be entered on any debt secured or intended to be secured by the above described Mortgage shall operate to abrogate or lessen the effect of this instrument, but that the same shall continue in full force and effect and until the payment and discharge of any and all of the liabilities and all bills incurred by virtue of the authority contained herein have been fully paid out of the rents, issues and profits of the Premises, or by the Borrower, or until such time as this instrument may be voluntarily released by Lender. 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 the liabilities are fully satisfied before the expiration of any applicable period of redemption.

This Assignment of Rents and Leases is executed by a corporate land trustee, not personally, but as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee, and insofar as said Trustee is concerned, is payable only out of the trust estate which in part is securing the payment hereof and through enforcement of the provisions of any other collateral or guaranty from time to time securing payment thereof; no personal liability shall be asserted or be enforceable against the Borrower/Trustee, because or in respect of this Assignment of Rents and Leases or the making, issue or transfer thereof, all such personal liability of said Trustee, if any, being expressly waived in any manner.

This Assignment of Rents and Leases has been made, executed and delivered to Lender in Chicago, Illinois and shall be construed in accordance with the laws of the State of Illinois. Wherever possible, each provision of this Assignment of Rents and Leases shall be interpreted in such manner as to be effective and valid under applicable law. If any provisions of this Assignment of Rents and Leases are prohibited by or determined to be invalid under applicable law, such provisions shall be ineffective to the extent of such prohibitions or invalidity, without invalidating the remainder of such provisions or the remaining provisions of this Assignment of Rents and Leases.

At the option of the Lender, said Mortgage shall become subject and subordinate, in whole or in part (but not with respect to priority to entitlement to insurance proceeds or any award in condemnation) to any and all of the aforesaid Leases upon the execution by Lender, and recording thereof at any time hereafter in the Office of the Cook County Recorder of Deeds, of a unilateral declaration to that effect.

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CHICAGO TITLE & TRUST COMPANY
not personally, but as Trustee
as aforesaid.

IN WITNESS WHEREOF Chicago Title and Trust Company, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice President, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, the day and year first above written

CHICAGO TITLE AND TRUST COMPANY, as Trustee as aforesaid and not personally,

By *[Signature]* ASSISTANT VICE PRESIDENT
Attest *[Signature]* ASSISTANT SECRETARY

Corporate Seal

STATE OF ILLINOIS

SS

COUNTY OF COOK

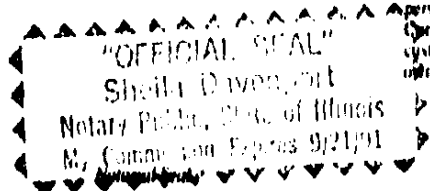
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this

day of NOV 21 1984

Sheila Downport
Notary Public

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MAIL TO:

BROADWAY BANK
5960 N. BROADWAY
CHICAGO, IL. 60660

EXHIBIT A

Box 333

DESCRIPTION OF REAL ESTATE

PARCEL 1-A:

LOT 16 IN BLOCK 11 IN DUNCAN'S ADDITION TO CHICAGO A SUBDIVISION OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 1-B:

LOTS 1, 2 AND THE NORTH 1/2 OF LOT 3 (EXCEPT THE EAST 95.85 FEET THEREOF) LOT 15 AND THE NORTH 1/2 OF LOT 14 AND A PORTION OF LOT 13 AND THE SOUTH 1/2 OF LOT 14 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 13, WHICH IS 40.0 FEET NORTH OF THE SOUTH EAST CORNER OF LOT 13; THENCE WEST AND PARALLEL TO THE SOUTH LINE OF LOT 13 20.0 FEET; THENCE SOUTHWESTERLY ON A STRAIGHT LINE TO A POINT WHICH IS 27.0 FEET WEST OF THE EAST LINE OF SAID LOT 13 AND 10.0 FEET NORTH OF SOUTH LINE OF SAID LOT 13; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 19 FEET 1 7/8 INCHES TO A POINT WHICH IS 46 FEET 1 7/8 INCHES WEST OF THE EAST LINE OF LOT 13; THENCE NORTH AND PARALLEL TO THE EAST LINE OF LOT 13 AND LOT 14 TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF LOT 14; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF LOT 13 TO THE NORTH EAST CORNER OF THE SOUTH 1/2 OF LOT 14 A DISTANCE OF 46 FEET 1 7/8 INCHES; THENCE SOUTH ALONG THE EAST LINE OF LOTS 13 AND 14 A DISTANCE OF 35 FEET 4 5/16 INCHES TO THE POINT OF BEGINNING OF ABOVE IN BLOCK 11 IN DUNCAN'S ADDITION TO CHICAGO IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1-B OVER, UPON, AND ACROSS THE SOUTH 1/2 OF LOT 3 (EXCEPT THE EAST 95.85 FEET THEREOF) IN BLOCK 11 IN DUNCAN'S ADDITION TO CHICAGO IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN AMERICAN NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1977 KNOWN AS TRUST NUMBER 39982 AND PETROS N. KOGIONES RECORDED DECEMBER 20, 1978 AS DOCUMENT 24772832, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as : 200 South Halsted Street
and
801-813 West Adams Street
Chicago, Illinois 60606

Permanent Tax Nos.

17-17-222-002-0000; 17-17-222-003-0000; 17-17-222-005-0000;
17-17-222-016-0000; 17-17-222-020-0000; 17-17-222-021-0000;
17-17-222-022-0000.

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