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ASSIGNMENT OF RENTS AND LEASES

90520781

THIS ASSIGNMENT, made the 13th day of October, 1990 between CAPITOL BANK AND TRUST, as Trustee under Trust Agreement dated June 30, 1981, and known as Trust Number 221, and DAVID G. HOFFMAN and WILLIAM J. PHILLIPS, (hereinafter collectively called "Assignor"), and CAPITOL BANK AND TRUST, an Illinois Corporation, (hereinafter called "Assignee").

W I T N E S S E T H:

THAT WHEREAS, Elite Rentals, Inc., an Illinois corporation (the "Company") which Company is wholly owned by David G. Hoffman and William J. Phillips, is indebted to Assignee for money borrowed in the aggregate principal sum of Six Hundred Thousand (\$600,000) Dollars, as evidenced by a certain (\$600,000) Mortgage Note of even date herewith (herein called the "Mortgage Note") which Note is secured by a certain Mortgage given by Assignor to Assignee under even date herewith (which Mortgage is herein called the "Mortgage" and the terms of which Mortgage Note and which Mortgage are hereby incorporated herein by reference) upon certain property (herein called "said Property") situated in the County of Cook and State of Illinois, to wit:

See attached Exhibit "A"

P.I.N.: 17-07-308-047-0000
17-07-308-048-0000
17-07-308-053-0000

NOW, THEREFORE, to secure: (a) the payment of all sums becoming due under the Mortgage Note according to the tenor and effect of said Note and any and all extensions, renewals and substitutions thereof, (b) the payment of all sums becoming due under that certain Collateral Promissory Note ("Collateral Promissory Note") dated August 10, 1990 in the principal sum of One Hundred Fifty Thousand Dollars (\$150,000) executed by the Company to the order of Assignee (the Mortgage Note and Collateral Promissory Note are herein collectively called the "Notes"), (c) all other amounts becoming due from Assignor to Assignee under the Mortgage (said sums and other amounts being herein collectively called the "Indebtedness") and (d) the faithful performance by Assignor of all the covenants, conditions, stipulations and agreements in any of this Assignment of Rents and Leases, in the Mortgage, or in any other instrument given in connection with the borrowing of the indebtedness and

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referred to in said Notes or the Mortgage, and also in consideration of the sum of One Dollar (\$1.00) in hand paid, the receipt whereof which is hereby acknowledged, the Assignor does by these presents, GRANT, TRANSFER, and ASSIGN to Assignee all the rents, issues and profits now due and which may hereafter become due, whether during or after the term of the Mortgage, under or by virtue of any lease, whether written or verbal, or any letting of or any agreement for the use or occupancy of any part of said Property, heretofore or hereafter made or agreed to, it being the intention of the undersigned to hereby establish an absolute transfer and assignment to Assignee of all such leases and agreements made or agreed to by either the undersigned or by the Assignee under the powers herein granted, and of all the avails thereof.

Without limitation of any of the legal rights of Assignee as the absolute assignee of the rents, issues, and profits of said Property, and by way of enumeration only, Assignor hereby irrevocably covenants and agrees that in the event of any default by Assignor under the said Note or under the Mortgage above described, whether before or after the Note is declared to be immediately due, or whether before or after the institution of any legal proceedings to foreclose the lien of the Mortgage, or before or after any sale therein, forthwith upon demand of Assignee, Assignor will surrender to the Assignee and Assignee shall be entitled to take actual possession of the said Property or of any part thereof, personally or by its agents or attorneys, as for condition broken, and in Assignee's discretion Assignee may, with or without force and with or without process of law, enter upon, take and maintain possession of all or any part of said Property together with all documents, books, records, papers, and accounts of Assignor relating thereto, and may exclude Assignor and Assignor's agents or servants wholly therefrom and may in Assignee's own name as Assignee under this Assignment hold, operate, manage, and control the said Property and conduct the business thereof, either personally or by Assignee's agents and may, at the expense of said Property from time to time either by purchase, repair, or construction make all necessary or proper repairs, renewals, replacements, useful alterations, additions, betterments, and improvements to the said Property as to Assignee may seem judicious and may insure and reinsure the same, and may lease said Property in such parcels and for such times and on such terms as to Assignee may seem fit, including leases for terms expiring beyond the maturity of the indebtedness secured by the Mortgage, and may cancel any lease or sublease for any cause or on any ground which would entitle Assignor to cancel the same, and may manage and operate the said Property and carry on the business thereof as Assignee shall deem best and do everything in or about the said Property that Assignor might do. In every such case Assignor hereby irrevocably authorizes and appoints Assignee, in the name, place and stead of Assignor, to collect and receive all earnings,

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revenues, rents, issues, profits and income of the said Property and any part thereof, and after deducting the expenses of conducting the business thereof and of all maintenance, repairs, renewals, replacements, alterations, additions, betterments, and improvements, and all payments which may be made for taxes, assessments, insurance and prior or proper charges on the said Property or any part thereof, including the just and reasonable compensation for the services of Assignee for services rendered in connection with the operation, management and control of the said Property and the conduct of the business thereof, and such further sums as may be sufficient to indemnify Assignee against any liability, loss or damage on account of any matter, or thing done in good faith in pursuance of the rights and powers of Assignee hereunder, to apply any and all moneys arising as aforesaid:

- (1) To the payment of the interest from time to time accrued and unpaid on the said Note, or any renewals, extensions, or substitutions thereof;
- (2) To the payment of any and all other charges secured by or created under the said Mortgage;
- (3) To the payment of the principal of the said Notes or any extensions, renewals or substitutions thereof, from time to time remaining outstanding and unpaid;
- (4) To the payment of any other indebtedness of Assignor to Assignee; and
- (5) To the payment of the balance, if any, after the payment in full of the terms hereinbefore referred to in 1), 2), 3), and 4) to Assignor.

Assignor hereby ratifies and confirms everything that Assignee may do under or by virtue of the foregoing.

Notwithstanding any other provisions hereof, so long as there shall exist no default in the payment of the Indebtedness or in the performance of any obligation, covenant or agreement herein or in said Mortgage or other instrument contained, Assignor shall have the right to collect when, but not before due, all rents, issues and profits from said Property and to retain, use and enjoy the same.

Without limiting the generality of the foregoing, this Assignment covers all of the leases demising all or portions of the said Property.

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Concerning said leases, Assignor hereby covenants and agrees to and with the Assignee that without the written consent of the Assignee first obtained, Assignor will not:

- (1) Cancel or terminate any lease for any reason whatsoever irrespective of how such right of cancellation or termination is obtained, or permit the cancellation or termination thereof; or accept a surrender of any lease;
- (2) Reduce the rent provided for in any lease; or modify any lease in any way, either orally or in writing; or grant any concession in connection with any lease, either orally or in writing;
- (3) Consent to any assignment of the interest of the tenant in any lease, or to any sub-letting thereof;
- (4) Accept any rent payable under any lease in advance of the time when the same is payable under the terms thereof; and any of the above acts, if done without the written consent of the Assignee, shall be null and void.
- (5) Permit any lease to come before the Mortgage and shall subordinate all such leases to the lien of the Mortgage.

Concerning each such lease, Assignor further covenants, warrants and represents that: except as heretofore disclosed in writing to Assignee, there are no defaults now existing under any such leases nor is there any state of facts which with the giving of notice or lapse of time or both, would constitute a default under any such lease and further that Assignor shall promptly notify Assignee of any notice received by Assignor claiming that a default has occurred under any such lease on the part of Assignor.

Any default on the part of Assignor hereunder shall constitute a default of Assignor under the Mortgage.

This Assignment shall be construed as a covenant running with the land, shall be assignable by Assignee and shall be binding upon and inure to the benefit of each of the parties hereto and their respective executors, administrators, legal representatives, successors and assigns.

The failure of Assignee or any of the Assignee's agents or attorneys, successors or assigns to make use of any of the terms, provisions, and conditions of this Assignment for any period of time, at any time or times, shall not be construed or

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deemed to be a waiver of any of Assignee's rights under the terms hereof, but Assignee or Assignee's agents or attorneys, successors, or assigns shall have full right, power and authority to enforce this Assignment or any of the terms, provisions or conditions hereof, and exercise the powers hereunder, at any time or times that shall be deemed fit.

In accepting this Assignment the Assignee herein does not assume nor shall it be under any obligation whatever to perform any of the covenants, undertakings or promises on the part of the Lessor to be performed under any lease which may be entered into concerning the said Property.

If the Indebtedness shall be paid in full when or before due and Assignor shall keep, observe and fully perform all the covenants, conditions, stipulations and agreements herein contained, then this assignment shall be null and void and Assignor will, promptly upon Assignor's demand therefor, release and discharge this Assignment.

Any notice, demand, request or other communication desired to be given or required pursuant to the terms hereof shall be in writing and shall be deemed given when personally served or on the second (2nd) day following deposit of the same in the United States Mail via registered or certified mail, return receipt requested, postage prepaid, addressed to the Assignor at the address set forth below or to the Assignee at the Bank's main office set forth above or to such other address as either the Assignor or the Assignee notifies the other party in writing.

The rights and remedies of Assignee under this Assignment are cumulative and are not in lieu of, but are in addition to any other rights or remedies which Assignee shall have under the Notes or any other instrument constituting security for the Notes, or at law or in equity.

This Assignment may not be amended, modified or changed nor shall any waiver of any provision hereof be effective as against Assignee, except only by an instrument in writing and signed by the party against whom enforcement of any waiver, amendment, change, modification or discharge is sought.

Assignor hereby releases and waives all rights, if any, of Assignor under or by virtue of the Homestead Exemption Laws of the State of Illinois.

This Assignment shall be governed and controlled by the laws of the State of Illinois.

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Capitol Bank and Trust, Trustee, executes this Assignment of Rents and Leases 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 by the Assignee herein and by every person now or hereafter claiming any right or security hereunder that nothing contained herein or in the Notes secured by this Assignment of Rents and Leases shall be construed as creating any liability on the Trustee personally to pay said Notes or any interest that may accrue thereon, or any indebtedness accruing hereunder or to perform any covenants either express or implied herein contained, all such liability, if any, being expressly waived, and that any recovery on this Assignment of Rents and Leases and the Notes secured hereby shall be solely against and out of the premises hereby conveyed by enforcement of the provisions hereof and of said Note, but this waiver shall in no way affect the personal liability of any co-maker, co-signer, endorser or guarantor of said Notes.

IN WITNESS WHEREOF, the parties hereto have executed this Assignment of Rents and Leases.

ATTEST:

CAPITOL BANK AND TRUST

Sharon K. Crowley
Sharon K. Crowley
Assistant Trust Officer

Its

By: John E. Dunbar
not personally but solely
as trustee as aforesaid

David G. Hoffman
DAVID G. HOFFMAN
William J. Phillips
WILLIAM J. PHILLIPS

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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that John E. Houlihan, Senior Vice President and Trust Officer
(Name) (Title)

of Capitol Bank and Trust, a corporation, and Sharon K. Crowley, Assistant Trust Officer
(Title)

of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Senior Vice President and Trust Officer and Assistant Trust Officer
(Title) (Title)

respectively, appeared before me this 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, as Trustee, for the uses and purposes therein set forth; and the said Assistant Trust Officer
(Title)

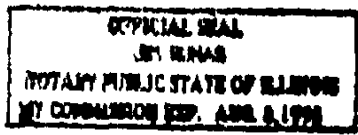
did also then and there acknowledge that she, as custodian of the corporate seal of said corporation, did affix the said corporate seal of said corporation to instrument as ^{her} own free and voluntary act, and as the free and voluntary act of said corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of October, 1990.

[Handwritten Signature]

Notary Public

Commission expires:
8/8/93



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EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF LOTS 69 TO 74, BOTH INCLUSIVE AND OF THE 15.0 FEET VACATED ALLEY NORTH OF AND ADJOINING SAID LOTS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 71; THENCE EAST ALONG THE SOUTH LINE OF SAID LOTS 53.00 FEET THENCE NORTH PARALLEL WITH THE WEST LINE AND ITS EXTENSION OF SAID LOT 71 TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 76; THENCE WEST ALONG SAID EXTENDED LINE AND SAID SOUTH LINE OF LOT 76 TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 17.0 FEET OF SAID LOT 74; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 17.00 FEET OF SAID LOT 74 AND SAID LINE EXTENDED TO A POINT ON THE SOUTH LINE OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID LOTS TO THE POINT OF BEGINNING ALL IN THE RESUBDIVISION OF LOTS 17 TO 30 AND LOTS 63 TO 76 OF DILLEC'S SUBDIVISION OF BLOCK 40 OF CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 AND 2 IN SUBDIVISION OF LOT 8 IN SUBDIVISION OF BLOCK 41 OF CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

PARCEL 3:

LOTS 1 AND 2 IN SUBDIVISION OF LOT 9 IN SUBDIVISION OF BLOCK 41 OF CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4:

THAT PART OF LOT 10 IN THE SUBDIVISION OF BLOCK 41 IN CANAL TRUSTEE SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE SOUTH LINE OF FULTON STREET AND LYING NORTH OF THE SOUTH LINE EXTENDED WEST OF THE 14 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING PARCEL 2 AFORESAID IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART TAKEN FOR WIDENING WESTERN AVENUE AND EXCEPTING THEREFROM THAT PART THEREOF LYING SOUTH OF THE NORTH LINE EXTENDED WEST OF SAID 14 FOOT VACATED ALLEY

PARCEL 5:

LOTS 2, 3 AND 4 IN THE SUBDIVISION OF LOTS 5 AND 6 IN BLOCK 41 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 6:

LOTS 1 AND 2 IN THE SUBDIVISION OF LOT 7 IN BLOCK 41 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 7:

ALL THAT PART OF THE NORTH HALF OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING PARCELS 5 AND 6 AFORESAID, IN COOK COUNTY, ILLINOIS

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STATE OF ILLINOIS)

COUNTY OF Cook)

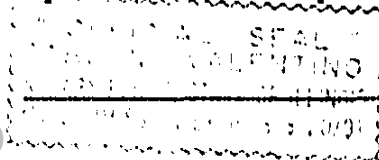
SS:

I, UNDERSIGN in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David G. Hoffman and William J. Phillips 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 they acknowledged that they signed and delivered the said Instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 23rd day of October, 1990.

Dulce Valentini
Notary Public

My Commission Expires:



This Document Prepared by
and Record and Return to:

Alvin J. Helfgot
LASER, SCHOSTOK, KOLMAN & FRANK
30 North LaSalle Street
Suite 2500
Chicago, Illinois 60602
(312) 641-1300

Address of Property:

2345 W. Fulton
Chicago, IL

MAIL TO

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187.02506

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$21.00
T#1111 TRAM 9187 10/24/90 16:19:00
#6468 # 90-520784
COOK COUNTY RECORDER

1990 OCT 24 PM 4:00

CAROL POSLEY CLERK
REGISTRAR OF TITLES

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1476849

Fluoromonty Realty, Suite G.
30 N. LaSalle #3920
Chicago, IL 60602

SEARCHED