

Wherever the word "The National Bank of Albany Park" in Chicago appears hereafter, it shall be deemed to be Albany Bank & Trust Company N.A.

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ASSIGNMENT OF RENTS AND LEASES

This Indenture made this 29th day of November, 1990, by and between THE NATIONAL BANK OF ALBANY PARK IN CHICAGO, as Trustee under Trust Agreement dated April 24, 1977 and known as Trust Number 11-3282, (hereinafter referred to as "Borrower") and LASALLE NORTHWEST NATIONAL BANK, a National Banking Association, (hereinafter referred to as "Lender").

DEPT 01 RECORDING \$15.25
7:55:55 TRAN 1174 12/07/90 10:24:00
#1124 + E * -90-595566
COOK COUNTY RECORDER

WITNESSETH:

WHEREAS, Borrower is justly indebted to Lender and in evidence of such debt, has executed and delivered to Lender a Note in the principal amount of Five Hundred Thousand (\$500,000) Dollars secured by a Mortgage of even date herewith covering real estate in Cook County, Illinois and related fixtures, equipment and personal property (hereinafter referred to as "Premises") described in Exhibit "A" attached hereto and by this reference made a part hereof;

NOW, THEREFORE, in consideration of the loan referred to above, Borrower hereby grants, transfers and assigns unto Lender all the right, title and interest of Borrower in and to all of the easements, rents, issues, profits, revenues, royalties, rights and benefits (herein collectively referred to as "Rents") of and from the Premises, and to that end, Borrower hereby transfers and assigns unto Lender all leases of all or part of the Premises now existing or hereafter made, executed or delivered, whether oral or written, together with any and all renewals, extensions and modifications thereof and any guarantees of the Lessee's obligations under any thereof (all of said leases, together with all such guarantees, modifications and extensions, being hereinafter collectively referred to as the "Leases") for the purpose of securing the payment of the Note, the Mortgage or this Assignment, however and whenever incurred, whether direct or indirect, absolute or contingent, due or to become due, including any and all extensions, modifications or renewals of the Note, the Mortgage or this Assignment or any debt or liability arising thereunder (herein collectively referred to as the "Debts").

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This Assignment shall be in full force and effect until the Debts shall have been fully paid and satisfied.

Borrower hereby authorizes and empowers Lender to collect any and all Rents as they become due and to take such measures, legal or equitable, as may be necessary to enforce collection, and hereby directs each and all of the Lessees of the Premises, or any part thereof, to pay any such Rents as may now be due or shall hereafter become due to Lender upon demand by Lender. It is understood and agreed, however, that no such demand shall be made unless and until there is an event of default under the Note and Mortgage, after the notice therein required. Lessees shall pay the Rents to Lender upon such demand without further inquiry, and payment to Lender

First American Title Order # EX 37687

1525

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CONFIDENTIAL

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE
DATE 01/15/01 BY SP5 BTJ/STW

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Property of Cook County Clerk's Office

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shall be a full defense by any such Lessee to any claim for said Rents by Borrower, regardless of any defense or counterclaim Borrower might have against Lender. Until such demand is made, Borrower is authorized to collect the Rents; provided, however, Borrower shall not collect any Rents more than one month in advance without the written consent of Lender, except for customary deposits as security for the performance of the Lessees thereunder (herein the advanced payment of the final month's Rent under a lease if the same be intended as, or in lieu of, a security deposit shall be considered a security deposit).

This Assignment shall inure to the benefit of Lender as holder of the Note, and to Lender's assigns and successors in interest.

IN WITNESS WHEREOF, THE NATIONAL BANK OF ALBANY PARK IN CHICAGO, not personally but as Trustee aforesaid, has caused these presents to be signed by one of its Vice Presidents, or Assistant Vice Presidents, and its corporate seal to be hereunto affixed and attested by its ~~Assistant Secretary~~, the day and year first above written.

THE NATIONAL BANK OF ALBANY PARK IN CHICAGO not personally, but as Trustee under Trust Dated April 24, 1977 and known as Trust No. 11-3282

By: Arnold J. Karzov
~~Vice President~~ LARD TRUST OFFICER

Attest:
Michael Bentcover
~~Assistant Secretary~~ VICE PRESIDENT

This instrument is executed by ALBANY BANK AND TRUST COMPANY N.A., not personally but solely as Trustee, as aforesaid. All the covenants and conditions to be performed hereunder by ALBANY BANK AND TRUST COMPANY N.A. are undertaken by it solely as Trustee, as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against ALBANY BANK AND TRUST COMPANY N.A. by reason of any of the covenants, statements, representations or warranties contained in this instrument.

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

*ALBANY BANK & TRUST COMPANY N.A.

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I, THE UNDERSIGNED, a Notary Public in and for said County, DO HEREBY CERTIFY THAT Arnold J. Karzov and Michael Bentcover of *, ~~Vice President of THE NATIONAL BANK OF ALBANY PARK IN CHICAGO, and Assistant Secretary of said Company~~, who are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument as such ~~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, as Trustee as aforesaid, for the

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COOK COUNTY CLERK'S OFFICE
100 NORTH DEARBORN STREET
CHICAGO, ILLINOIS 60601

IN SENATE
JANUARY 11, 1900
REPORT OF THE
COMMISSIONERS OF THE
LAND OFFICE
IN RESPONSE TO A
RESOLUTION PASSED
BY THE SENATE
MAY 15, 1899

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ALBANY, N.Y. 12214
JANUARY 11, 1900
REPORT OF THE
COMMISSIONERS OF THE
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IN RESPONSE TO A
RESOLUTION PASSED
BY THE SENATE
MAY 15, 1899

00222222

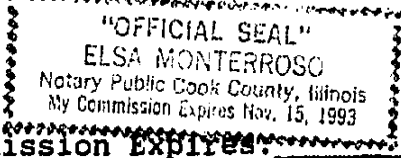
REPORT OF THE
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MAY 15, 1899

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uses and purposes therein set forth; and as custodian of the corporate seal of said Company, did affix the corporate seal of said Company to said instrument as his own free and voluntary act and as the free and voluntary act of said Company, as Trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and seal this ^{5th} ~~29th~~ day of ^{DECEMBER} ~~November~~, 1990.



Elsa Monterroso
Notary Public

My Commission Expires: _____

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This Instrument was Prepared by:

Edwin Josephson, Esq.
Chuhak & Tecson, P.C.
225 West Washington Street
Suite 1300
Chicago, Illinois 60606
(312) 368-4666 or (312) 444-9300

Please Mail All Recorded Documents To:

LASALLE NORTHWEST NATIONAL BANK
ATTN: Ms. Lesley Wazelle
4747 West Irving Park Road
Chicago, Illinois 60641



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EXHIBIT "A"

LEGAL DESCRIPTION

Lot 4 in the Resubdivision of Lots 1, 2, 3 and 4 in the Resubdivision of Lot 24 in the Subdivision of Block 7 of Block 5 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Said premises more commonly known as: 845 West Armitage, Chicago, Illinois 60614.

P.I.N.: 14-32-409-030 Vol. 493

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DATE 08/14/01 BY 60322/UC/STP

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