

009/12/08

NOW, THEREFORE, in consideration of the disbursement of the proceeds of Loan by Assignee and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, Assignor:

D. For purposes hereof, "Existing Leases" and "Future Leases" shall mean, respectively, all rental agreements applicable to the Mortgaged Premises as of the date hereof, or any time hereafter. "Tenants" and "Future Tenants" shall mean, respectively, all persons and entities with whom Assignor now or hereafter enters into Existing Leases or Future Leases.

C. As additional security for the Loan, Assignor has agreed to assign to Assignee all of its right, title and interest in and to all leases now or hereafter applicable to the use and occupancy of Mortgaged Premises which may be executed or agreed to, either orally or in writing, by Assignor, as landlord, with occupancy tenants of Mortgaged Premises at any time hereafter.

B. Assignor, as landlord, has or will enter into lease agreements or other letting and rental agreements applicable to the use and occupancy of Mortgaged Premises, either orally or in writing with occupancy tenants of the Mortgaged Premises.

A. Assignor executed and delivered note of even date herewith ("Note"), payable to the order of Assignee, in the principal amount of FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$500,000.00) ("Loan") and, as security therefor, Assignor has executed and delivered to Assignee its mortgage of even date with Note ("Mortgage"), conveying the land commonly known as 156 N. State Street, Chicago, Illinois legally described on Exhibit "A" attached hereto and made a part hereof ("Land") and the improvements constructed and to be constructed thereon ("Improvements") (Land and improvements collectively "Mortgaged Premises").

RECITALS

THIS ABSOLUTE ASSIGNMENT OF RENTS AND LEASES, made this \_\_\_\_\_ day of August, 1991 by PROSPER MAMAN ("Assignor"), in favor of HELGA M. DOBBS, having a local office in care of Ms. Lina Koepke, 15150 Quail Hollow Drive, Orland Park, Illinois 60462 ("Assignee").

ABSOLUTE ASSIGNMENT OF RENTS AND LEASES

THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING RETURN TO:  
MICHAEL J. TORCHALSKI  
Hinshaw & Culbertson  
222 North LaSalle Street, Suite 300  
Chicago, Illinois 60601



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DEPT-01 RECORDING  
#3333 TRAN 8591 08/29/91 12:42:00  
#1032 # C \* -91-447748  
COOK COUNTY RECORDER

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A handwritten signature or mark, possibly a name, written in dark ink. The characters are somewhat stylized and difficult to decipher, but appear to be a personal or official signature.

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1. Hereby sells, assigns, transfers and sets over unto Assignee one hundred per cent (100%) of Assignor's right, title and interest in and to Existing Leases and Future Leases, together with all rents, income or other sums payable by the provisions of Existing Leases and Future Leases, including security deposits, guarantees or interests in other forms of collateral given by Tenants and Future Tenants to secure the performance of the obligations required of them pursuant thereto ("Rents").
2. Agrees that this Assignment is absolute and effective immediately; PROVIDED, HOWEVER, that until the occurrence of a Monetary Default or Non-Monetary Default (as such terms are defined in the Mortgage) Assignee shall not exercise any rights granted to it pursuant hereto and Assignor may receive, collect and enjoy Rents. Represents and warrants that:
  - a) Assignor is the sole owner of one hundred per cent (100%) of the landlord's right, title and interest in and to Existing Leases;
  - b) Existing Leases are valid and enforceable, in accordance with their respective terms, and have not been altered, modified or amended;
  - c) Tenants are not in default in the performance of any of the terms, covenants, conditions or agreements required of them pursuant to Existing Leases; and
  - d) no part of Rents reserved in Existing Leases has been previously assigned and no part of Rents reserved in Existing Leases, for any period subsequent to the date hereof, has been collected in advance of the due date thereof.
4. Shall observe and perform all of the obligations imposed upon the landlord named in Existing Leases and Future Leases and shall:
  - a) not do or permit any act or occurrence which would impair the security thereof;
  - b) not collect any part of Rents in advance of the time when the same shall become due;
  - c) not execute any other assignment of Assignor's interest, as landlord, in Existing Leases, Future Leases or Rents;
  - d) not materially alter, modify or change the terms and conditions of Existing Leases or Future Leases, cancel or terminate the same or accept a surrender thereof, without the prior written consent of Assignee;
  - e) at Assignee's request, execute and deliver all such further

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assurances and assignments as Assignee shall, from time to time, require; and

f) within ten (10) days following Assignee's request therefor, furnish to Assignee a rent roll certified by Assignor as true and correct.

5. Shall have the right, so long as there shall exist no Monetary Default or Non-Monetary Default, to collect Rents, when due but not prior thereto, and retain, use and enjoy the same.

6. Agrees that any time following a Monetary Default or Non-Monetary Default, Assignee may, at its option, either in person or through its agent or a receiver appointed by a court of competent jurisdiction, without notice, without, in any way, waiving such Monetary Default or Non-Monetary Default, as the case may be, and without regard to the adequacy of the security for Indebtedness and with or without instituting any action or proceeding;

a) to the extent permitted by law, take possession of Mortgaged Premises and hold, manage, lease and operate the same on such terms and for such periods of time as Assignee may deem proper;

b) with or without taking possession of Mortgaged Premises, in its own name, institute suit or otherwise collect and receive Rents, including Rents past due and unpaid, with full power to make, from time to time, all alterations, renovations, repairs or replacements thereto or thereof, as Assignee may deem proper; and

c) apply Rents to the payment of:

i) all costs and expenses incurred in managing Mortgaged Premises (including, but not limited to, the salaries, fees and wages of the managing agent thereof and other employees of Assignor);

ii) all expenses of operating and maintaining Mortgaged Premises (including, but not limited to, all taxes, charges, claims, assessments, water rents, sewer rents and other liens and premiums for all insurance coverages which Assignee may deem necessary);

iii) all costs of alteration, renovation, repair or replacement of Mortgaged Premises;

iv) all expenses incident to the taking and retaining of possession of Mortgaged Premises; and

v) Indebtedness and all costs, expenses and attorneys' fees incurred by Assignee by reason hereof;

and to the extent permitted by law apply the same in such order of priority

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- a) waste committed on Mortgaged Premises by Tenants, Future Tenants or any other party;
- b) dangerous or defective condition of Mortgaged Premises; or

8. Agrees that, except as otherwise herein provided, this Assignment shall not operate to place upon Assignee any responsibility for the control, care, management or repair of Mortgaged Premises or for the performance of any of the terms, covenants, conditions and agreements required of Assignor, as landlord, pursuant to Existing Leases and Future Leases nor is the same intended to make Assignee responsible or liable for any:

If Assignee incurs any liability pursuant hereto or pursuant to Existing Leases and Future Leases or in defense of any such claim or demand, the amount thereof, including costs, expenses and reasonable attorneys' fees (exclusive of any costs, expenses and attorneys' fees incurred by Assignee by reason of its negligence, willful misconduct or acts and deeds following the exercise of Assignee's rights pursuant hereto or pursuant to Existing Leases and Future Leases), shall be secured by Mortgage and Assignor shall reimburse Assignee therefor, immediately upon demand. In the event of the failure of Assignor so to do, Assignee may, at its option, declare Indebtedness immediately due and payable.

b) Obligated to perform or discharge, nor does Assignee hereby undertake to perform or discharge, any obligation, duty or liability of Assignor pursuant hereto or pursuant to Existing Leases and Future Leases and Assignor shall, and does hereby agree, to indemnify Assignee for, and hold Assignee harmless from, any and all liability, loss or damage which may or might be incurred by reason thereof and from any and all claims and demands whatsoever which may be asserted against Assignee by reason of any alleged obligation or undertaking on its part to perform or discharge any of the terms, covenants, conditions and agreements required of Assignor pursuant hereto or pursuant to Existing Leases and Future Leases; PROVIDED, HOWEVER, that such indemnification shall not include any liability, loss or damage which may be incurred by Assignee by reason of the willful misconduct or gross negligence of Assignee or its acts and deeds following the exercise of Assignee's rights pursuant hereto or pursuant to Existing Leases and Future Leases.

a) Liable for any loss sustained by Assignor resulting from Assignee's failure to let Mortgaged Premises following the occurrence of a Monetary Default or Non-Monetary Default or by reason of any other act or omission of Assignee in managing Mortgaged Premises thereafter, unless such loss is caused by the willful misconduct or gross negligence of Assignee.

7. Agrees that Assignee shall not be:

as Assignee, in its sole discretion, may determine, any statute, law, custom or use to the contrary notwithstanding.

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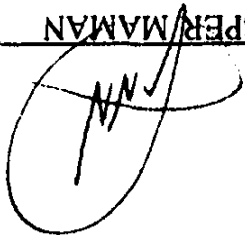
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PROSPER MAMAN



ASSIGNOR:

IN WITNESS WHEREOF, Assignor has signed this Assignment as of the day and year first above written.

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If to Assignor, at c/o Prosperity Electronics, 165 N. State

13. Agrees that any notices to be served pursuant hereto shall be deemed properly delivered if delivered personally or by Federal Express or comparable "over-night" courier service providing one (1) day service (which shall be deemed to have been received on the date of delivery thereof), or by United States certified or registered mail, postage prepaid (which shall be deemed to have been received three [3] days following the post-mark date thereof), to Assignor at the addresses set forth below or to such other address as Assignor may direct in writing:

12. Agrees that nothing contained herein and no act done or omitted to be done by Assignee pursuant to the powers and rights granted to it hereunder shall be deemed to be a waiver by Assignee of its rights and remedies pursuant to Loan Papers and this Assignment is made without prejudice to any of the rights and remedies possessed by Assignee hereunder. The right of Assignee to collect indebtedness and to enforce any security therefor in its possession may be exercised by Assignee either prior to, concurrently with or subsequent to any action taken by it pursuant hereto.

11. Agrees that the terms "Existing Leases" and "Future Leases" shall include any subleases thereof and all extensions or renewals of Existing Leases, Future Leases and subleases thereof.

10. Agrees that Assignee may take or release any other security given for the payment of indebtedness, release any party primarily or secondarily liable therefor and apply any other security, in its possession, to the satisfaction of indebtedness, without prejudice to any of its rights pursuant hereto.

b). Upon payment of indebtedness in full, this Assignment shall be null and void.

a). Any good faith affidavit, certificate, letter or statement of any officer, agent or attorney of Assignee, setting forth that any part of indebtedness remains unpaid, shall be and constitute evidence of the validity, effectiveness and continuing force and effect of this Assignment (all persons being hereby authorized to rely thereon); and Assignor hereby authorizes and directs Tenants, Future Tenants or other occupants of Mortgaged Premises, upon receipt from Assignee of written notice to the effect that Assignee is then the holder of Loan Papers and that a Monetary Default or Non-Monetary Default has occurred, to pay Rents to Assignee until otherwise notified by Assignee to the contrary.

9. Agrees that:

c). negligence in the management, upkeep, repair or control of Mortgaged Premises resulting in loss, injury or death to any Tenant, Future Tenant, licensee, employee or stranger.



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Street, Chicago, Illinois 60601

14. Agrees that this Assignment and all covenants and warranties herein contained shall inure to the benefit of Assignee, its successors, assigns, grantees and legal representatives and shall be binding upon Assignor, their respective heirs, executors, administrators, successors, assigns, grantees and legal representatives.

In addition to Indebtedness (as defined in Note), Assignee shall have full recourse to recover from Assignor and others:

- (a) all losses, damages, costs and expenses (including, without limitation, reasonable attorneys' fees) incurred by Assignee as a result of fraud, material misrepresentation made by Assignor or a breach of Assignor's warranties and representations contained in any document delivered to Assignee by or at the request of Assignor or as a result of waste of Mortgaged Premises;
- (b) all rents, revenues, issues and profits from Mortgaged Premises received during the period of any Monetary Default or Non-Monetary Default or after acceleration of Indebtedness, and not applied to payment of Indebtedness or payment of the normal operating expenses of Mortgaged Premises;
- (c) all rents from Mortgaged Premises collected more than one (1) month in advance which are not earned at the time of the occurrence of any Monetary Default or Non-Monetary Default, which are not applied to the payment of Indebtedness or the normal operating expenses of Mortgaged Premises;
- (d) all Insurance Proceeds and Awards which are not applied in accordance with the provisions of Loan Papers; and
- (e) any and all costs, expenses, damages or liabilities incurred by Assignee, including, without limitation, all reasonable attorneys' fees, directly or indirectly arising out of or attributable to Assignor's use, generation, storage, release, threatened release, discharge, disposal or presence on, under or about Mortgaged Premises of any materials, wastes or substances defined, regulated or classified as hazardous or toxic under any federal, state or local laws or regulations for protection of the environment.

With the exception of the matters described in the foregoing subparagraph (e), all liability of Assignor hereunder shall cease and extinguish at such time as all Indebtedness is paid to Assignee.

Nothing contained herein shall be deemed to release, affect or impair Indebtedness or the rights of Assignee to enforce its remedies pursuant hereto and thereto, including, without limitation, the right to pursue any remedy for injunctive or other equitable relief.

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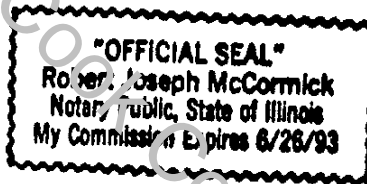
STATE OF ILLINOIS     )  
                                  )SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PROSPER MAMAN personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

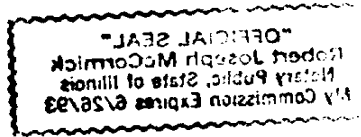
Given under my hand and official seal this 28<sup>th</sup> day of August, 1991.

  
Notary Public

My Commission Expires:  
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## LEGAL DESCRIPTION

THE NORTH 18 FEET OF SUB-LOT 15 OF LOT 8 IN BLOCK 36 IN THE ORIGINAL TOWN OF CHICAGO, TOGETHER WITH 10 FEET NORTH AND ADJOINING SAID ABOVE MENTIONED 18 FEET ALL IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONS ADDRESS: 156 N. STATE STREET, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER: 17-09-439-011

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Exhibit "A"