

N910911 A/B X4

ASSIGNMENT OF LEASES AND RENTS 91631362

THIS ASSIGNMENT OF LEASES AND RENTS ("Assignment") dated as of November 15, 1991 is made by MKDG/BUCK HOTEL VENTURE, an Illinois general partnership ("Beneficiary"), whose address for notices hereunder is 200 South Wacker Drive, 40th Floor, Chicago, Illinois and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association organized under the laws of the United States of America ("Trustee"), whose address for notices hereunder is 33 North LaSalle Street, Chicago, Illinois 60690 which is duly authorized to accept and execute trusts in the State of Illinois, not personally but as trustee under the provisions of (i) that certain Trust Agreement, dated November 22, 1989 and known as Trust No. 109865-03 and (ii) that certain Trust Agreement, dated November 22, 1989 and known as Trust No. 109612-09 (Beneficiary and Trustee are sometimes collectively referred to herein as "Assignor"), for the benefit of BANK OF MONTREAL, NEW YORK BRANCH, a branch of a banking corporation organized under the laws of Canada ("Assignee"), whose address for notice hereunder is 430 Park Avenue, 14th Floor, New York, New York.

91631362

WITNESSETH:

THAT, WHEREAS Assignor and Assignee are parties to a certain Loan Agreement of even date herewith ("Loan Agreement") pursuant to which Assignee has agreed to make a loan in the original principal amount of \$9,567,000 (the "Loan");

WHEREAS, as evidence of the indebtedness incurred under the Loan, Assignor has executed and delivered in favor of Assignee a note ("Note") of even date herewith in the original principal amount of NINE MILLION FIVE HUNDRED SIXTY SEVEN THOUSAND DOLLARS (\$9,567,000), payment of which is secured by (i) that certain Mortgage, Security Agreement, Assignment of Leases and Rents and Financing Statement ("124 Mortgage"), of even date herewith, made by Trustee in favor of Assignee, encumbering certain property referred to as Block 124 and other security more particularly described in the 124 Mortgage and (ii) that certain Mortgage, Security Agreement, Assignment of Leases and Rents and Financing Statement ("125 Mortgage"), of even date herewith, made by Trustee in favor of Assignee, encumbering certain property referred to as Block 125 and other security more particularly described in the 125 Mortgage (the 124 Mortgage and the 125 Mortgage are collectively referred to herein as the "Mortgages");

WHEREAS, the execution and delivery of this Assignment is a condition precedent to the performance by Assignee of its obligations under the Loan Agreement;

NOW, THEREFORE, in consideration of the recitals set forth above and incorporated herein, and for other good and valuable consideration, Assignor hereby assigns, transfers and sets over to Assignee all interest of Assignor in, to and under all existing and future leases, subleases, licenses, concessions, tenancies, occupancy agreements, garage operating agreements and any other agreements creating the right of possession or right of use without transfer of title, whether written or

This instrument was prepared by and after recording should be returned to:

SONNENSCHN NATH & ROSENTHAL
900 Third Avenue - Suite 1600
New York, New York 10022

Attention: Ellyn J. Steuer, Esq.

Handwritten initials and marks, including a large 'X' and some illegible scribbles.

UNOFFICIAL COPY

oral, covering all or any part of the real property described in Exhibit A attached hereto and made a part hereof, or the buildings or other improvements now or hereafter located thereon (collectively, the "Premises"), including, without limitation, the leases and garage operating agreements (and extensions, modifications and renewals thereof) described in the schedule set forth on Exhibit B attached hereto and made a part hereof between Assignor (or its predecessors), as lessor, and the lessees named in said schedule (all such present and future leases and operating agreements together with all modifications, extensions and renewals thereof are collectively referred to herein as the "Leases"), demising and leasing all or portions of the Premises, together with all rents payable under the Leases and all sums payable under the garage operating agreements and all benefits and advantages to be derived therefrom, to hold and receive them unto Assignee, and together with all rights against guarantors, if any, of the obligations of the lessees ("Lessees") under the Leases.

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1. Assignor does hereby empower Assignee, its agents or attorneys to collect, sue for, settle, compromise and give acquittances for all of the rents that may become due under the Leases and avail itself of and pursue all remedies for the enforcement of the Leases and Assignor's rights in and under the Leases as Assignor might have pursued but for this Assignment.

2. Assignor represents and warrants that, to the best of Assignor's knowledge, as of the date hereof, the Leases are in full force and effect that, other than pursuant to the First Loan Documents (as defined in the Loan Agreement), Assignor has not heretofore assigned or pledged the same or any interest therein, and no default exists on the part of Assignor, as Lessor, in the performance of the terms, covenants, provisions or agreements contained in the Leases.

3. Assignor agrees:

(a) that the Leases shall remain in full force and effect irrespective of any merger of the interest of the Lessor and any Lessee thereunder;

(b) Assignor shall furnish business interruption insurance to Assignee covering a period of twelve months, the policies to be in amount and form and written by such insurance companies as shall be satisfactory to Assignee;

(c) not to execute any other assignments (other than the assignment of leases previously made in connection with the First Loan (as defined in the Loan Agreement)) of any of the Leases or any interest therein or any of the rents thereunder;

(d) to perform all of Assignor's covenants and agreements as Lessor under the Leases;

(e) if so requested by Assignee, to enforce the Leases and all remedies available to Assignor against the Lessees, in case of default under any of the Leases by any of the Lessees;

(f) that none of the rights or remedies of Assignee under the Mortgages shall be delayed or in any way prejudiced by this Assignment;

(g) that notwithstanding any variation of the terms of the Mortgages or any extension of time for payment thereunder or any release of part or parts of the lands conveyed thereunder, the Leases and benefits hereby

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assigned shall continue as additional security in accordance with the terms hereof until the indebtedness secured hereby is repaid in full; and

(h) not to request, consent to, agree to or accept a subordination of any of the Leases to any mortgage or other encumbrance (other than the First Mortgage) now or hereafter affecting the Premises.

4. This Assignment is given as additional security for the payment of the Note, all sums due under the Loan Agreement, and all other sums secured by the Mortgages (the foregoing documents are hereinafter collectively referred to as the "Loan Documents"). The security of this Assignment is and shall be primary and on a parity with the real estate conveyed by the Mortgages and not secondary. All amounts collected hereunder, after deducting the expenses of operation of the demised premises and after deducting the expenses of collection, shall be applied on account of the indebtedness secured by the Mortgages, or in such other manner as may be provided for in the Mortgages. Nothing herein contained shall be construed as characterizing Assignee as a trustee or mortgagee in possession.*

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5. Upon issuance of a deed or deeds pursuant to foreclosure of the Mortgages, all right, title and interest of Assignor in and to the Leases shall, by virtue of this instrument, thereupon vest in and become the absolute property of the grantee or grantees in such deed or deeds without any further act or assignment by Assignor. Assignor hereby irrevocably appoints Assignee and its successors and assigns, as its agent and attorney in fact, to execute all instruments of assignment for further assurance in favor of such grantee or grantees in such deed or deeds, as may be necessary or desirable for such purpose.

6. In the exercise of the powers herein granted Assignee, no liability shall be asserted or enforced against Assignee prior to the time Assignee obtains title to and possession of the Premises in which case Assignee's liability shall be limited to its gross negligence or wilful misconduct, all such liability being hereby expressly waived and released by Assignor. Assignee shall not be obligated to perform or discharge any obligation, duty or liability under any of the Leases, or under or by reason of this Assignment, and Assignor shall and does hereby agree to indemnify Assignee and hold it harmless from and against any and all liability, loss, cost, expense or damage which it may or might incur under any of the Leases or under or by reason of this Assignment prior to the time Assignee obtains title to and possession of the Premises in which case Assignee's liability shall be limited to its gross negligence or wilful misconduct and of and from any and all claims and demands whatsoever which may be asserted against it by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in any of the Leases excluding, however, any liability, expense, cost, loss or damage caused by Assignee's gross negligence or wilful misconduct. Should Assignee incur any such liability, loss or damage under any of the Leases or under or by reason of this Assignment, or in the defense of any such claims or demands, the amount thereof, including reasonable costs, expenses and attorneys' fees, shall be secured hereby, and Assignor shall reimburse Assignee therefor immediately upon demand.

7. Although it is the intention of the parties that this instrument shall be a present assignment, it is expressly understood and agreed, anything herein contained to the contrary notwithstanding, that Assignee shall not exercise any of the rights or powers herein conferred upon it until an Event

*NOTWITHSTANDING ANYTHING STATED TO THE CONTRARY HEREIN, THE MAXIMUM AMOUNT OF INDEBTEDNESS SECURED BY THIS ASSIGNMENT OF LEASES AND RENTS IS \$9,567,000.

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of Default shall occur under the terms and provisions of this Assignment or of the Note, Loan Agreement or either of the Mortgages and any applicable grace period, if any, has expired, but upon the occurrence of any such Event of Default, Assignee shall be entitled, upon notice to the Lessees, to all rents and other amounts then due under the Leases and thereafter accruing, and this Assignment shall constitute a direction to and full authority to the Lessees to pay all such amounts to Assignee without proof of the Event of Default relied upon. The Lessees are hereby irrevocably authorized to rely upon and comply with (and shall be fully protected in so doing) any notice or demand by Assignee for the payment to Assignee of any rental or other sums which may be or thereafter become due under the Leases, or any of them, or for the performance of any of Lessees' undertakings under the Leases and shall have no right or duty to inquire as to whether any default under either of the Mortgages has actually occurred or is then existing.

8. Any amounts received by Assignor or its agents for performance of any actions prohibited by the terms of this Assignment and any amounts received by Assignor as rents, income, issues, or profits from the Premises from and after the date of any default under the Loan Agreement or under any of the Loan Documents, which default shall not have been cured within the time periods, if any, expressly established therefor, shall be held by Assignor as trustee for Assignee and all such amounts shall be accounted for to Assignee and shall not be commingled with other funds of Assignor. Any person acquiring or receiving all or any portion of such trust funds (i) shall acquire or receive the same in trust for Assignee as if such person had actual or constructive notice that such funds were impressed with a trust in accordance herewith and (ii) shall at their option apply such funds to (a) operate the Premises, (b) pay debt service to Assignee or (c) pay the indebtedness evidenced by the Note; by way of example and not of limitation, such notice may be given by an instrument recorded with the County Recorder of the County of Cook, Illinois, stating that Assignor has received or will receive such amounts in trust for Assignee.

9. Assignor hereby assigns to Assignee any payment resulting from any proceeding under the Federal Bankruptcy Code, as amended from time to time, or any other federal, state or local statute which provides for the possible termination or rejection of a Lease, and further covenants and agrees that upon the request of Assignee, it will duly endorse to the order of Assignee any such check, the proceeds of which will be applied to the indebtedness secured by this Assignment.

10. This Assignment is intended to be supplementary to and not in substitution for or in derogation of any assignment of rents to secure said indebtedness contained in the Mortgages or in any other document.

11. This Assignment shall include any extensions, modifications and renewals of the Leases, and any reference herein to the Leases shall be construed as including any such extensions, modifications and renewals.

12. This instrument shall be binding upon Assignor, its successors and assigns, and all of the rights, powers, privileges and immunities herein granted and assigned to Assignee shall inure to its successors and assigns, including all Holders (as such term is defined in the Note), from time to time, of the Note. The words "Assignor," "Assignee" and "Lessees" wherever used herein, shall include the persons named herein and designated as such and their respective successors and assigns, and all words and phrases shall be taken to include the singular or plural and masculine, feminine or neuter gender, as may fit the case.

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13. The grace period and notice provisions of the Loan Agreement shall be applicable to any default hereunder.

14. THIS ASSIGNMENT WAS MADE BY ASSIGNOR AND ACCEPTED BY ASSIGNEE IN THE STATE OF NEW YORK, AND THE PROCEEDS OF THE INDEBTEDNESS SECURED HEREBY WERE DISBURSED FROM NEW YORK, WHICH STATE THE PARTIES AGREE HAS A SUBSTANTIAL RELATIONSHIP TO THE PARTIES AND THE TRANSACTION EMBODIED HEREBY. IN ALL RESPECTS, INCLUDING, WITHOUT LIMITATION, MATTERS OF CONSTRUCTION, VALIDITY AND PERFORMANCE, THIS ASSIGNMENT AND THE OBLIGATIONS ARISING HEREUNDER SHALL BE GOVERNED BY, AND CONSTRUED IN ACCORDANCE WITH, THE INTERNAL LAWS OF THE STATE OF NEW YORK APPLICABLE TO CONTRACTS MADE AND TO BE PERFORMED IN SUCH STATE (WITHOUT REGARD TO PRINCIPLES OF CONFLICTS OF LAWS) AND ANY APPLICABLE LAWS OF THE UNITED STATES OF AMERICA, EXCEPT WITH RESPECT TO THE PROVISIONS HEREOF WHICH RELATE TO THE CREATION, VALIDITY, PERFECTION, PRIORITY AND ENFORCEABILITY OF THE LIEN AND SECURITY INTEREST CREATED BY THIS ASSIGNMENT, AND ANY WARRANTIES OF TITLE CONTAINED HEREIN WITH RESPECT TO THE PREMISES WHICH SHALL BE GOVERNED BY THE LAWS OF THE STATE OF ILLINOIS, AND THE PROVISIONS HEREOF RELATING TO THE REALIZATION OF THE SECURITY COVERED BY THIS ASSIGNMENT WHICH SHALL, AT LENDER'S SOLE OPTION, BE GOVERNED BY THE LAWS OF THE STATE OF ILLINOIS, IT BEING UNDERSTOOD THAT THE LAW OF THE STATE OF NEW YORK SHALL GOVERN THE VALIDITY AND ENFORCEABILITY OF THE NOTE AND OTHER LOAN DOCUMENTS, AND THE INDEBTEDNESS OR OBLIGATIONS ARISING THEREUNDER UNLESS OTHERWISE PROVIDED THEREIN.

15. The liability of Assignor and the Partners (as defined in the Loan Agreement) shall be limited as provided in the Loan Agreement.

16. Definitions contained in the Assignment which identify documents, including, but not limited to, the Loan Documents, shall be deemed to include all amendments and supplements to such documents from the date hereof, and all further amendments and supplements thereto and all renewals, restatements and consolidations thereof entered into from time to time to satisfy the requirements of this Assignment or otherwise with the consent of Assignee. Reference to this Assignment contained in any of the foregoing documents shall be deemed to include all amendments and supplements to this Assignment.

17. This Agreement is executed by Trustee, not personally but solely as Trustee, in the exercise of the power and authority conferred upon and vested in it as such Trustee (and Trustee hereby represents and warrants that it possesses full power and authority to execute this instrument). All the terms, provisions, stipulations, covenants and conditions to be performed hereunder (whether or not the same are expressed in terms of covenants, promises or agreements), are undertaken by it solely as Trustee, as aforesaid, and not individually, and no personal liability shall be asserted to be enforceable against Trustee by reason of any of the terms, provisions, stipulations, covenants and conditions contained herein.

18. This Assignment may be executed in any number of counterparts and by different parties hereto in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same agreement.

19. ASSIGNOR AND ASSIGNEE EACH WAIVE ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO ENFORCE OR DEFEND ANY RIGHTS UNDER THIS ASSIGNMENT AND THE OTHER LOAN DOCUMENTS OR RELATING THERETO OR ARISING FROM THE LENDING RELATIONSHIP WHICH IS THE SUBJECT OF THE LOAN AND AGREES THAT ANY SUCH ACTION OR PROCEEDING SHALL BE TRIED BEFORE A COURT AND NOT A JURY.

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IN WITNESS WHEREOF, Beneficiary has caused these presents to be signed by its general partners on the day and year first above written, pursuant to authority contained in its Articles of Partnership, and Trustee, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Vice President, and its corporate seal to be hereunto affixed and attested by its _____ Secretary the day and year first above written.

BORROWER:

MKDG/BUCK HOTEL VENTURE,
an Illinois general partnership

By: BUCK HOTEL LIMITED
PARTNERSHIP,
an Illinois limited
partnership, a general partner

By: BUCK HOTEL CORPORATION,
an Illinois corporation,
its general partner

By: _____
(Vice) President

By: MKDG/540 MICHIGAN, a
Colorado general
partnership, a
general partner

By: 3M MILLER CO.-M, a
Colorado corporation,
its general partner

By: _____
(Vice) President

By: AMERICAN NATIONAL BANK AND
TRUST COMPANY OF CHICAGO,
a national banking
association organized under
the laws of the United States
of America corporation, not
personally but as Trustee as
aforesaid

By: _____
(Vice) President

ATTEST:

(Assistant) Secretary

[SEAL]

(Assistant) Secretary

[SEAL]

ATTEST:

(Assistant) Secretary

[SEAL]

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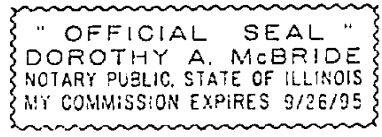
STATE OF Illinois)
COUNTY OF Cook) ss.:

I, Dorothy A. McBride, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Q O'Sonnell (Vice) President of Buck Hotel Corporation, an Illinois corporation, and John Q O'Sonnell, (Assistant) Secretary of said corporation, personally known to me to be the same persons whose names 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 said instrument as such officers of said corporation, as their own free and voluntary act and as the free and voluntary act of the corporation, as general partner of Buck Hotel Limited Partnership, an Illinois limited partnership, a general partner of MKDG/Buck Hotel Venture, for the uses and purposes therein set forth, and the said (Assistant) Secretary then and there acknowledged that he/she, as custodian of the corporate seal of said corporation, did affix the seal to said instrument a his/her 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 notarial seal this 19th day of November, 1991.

Dorothy A. McBride
Notary Public

My Commission Expires:
September 26, 1995



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STATE OF Colorado)
City and) ss.:
COUNTY OF Denver)

I, Kathleen E. Boggie, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Myron M. Miller, (~~vice~~) President of 3M Miller Co.-M, a Colorado corporation, and James H. Miller, (~~Assistant~~) Secretary of said corporation, personally known to me to be the same persons whose names 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 said instrument as such officers of said corporation, as their own free and voluntary act and as the free and voluntary act of the corporation, as general partner of MKDG/540 Michigan, a Colorado general partnership, a general partner of MKDG/Buck Hotel Venture, for the uses and purposes therein set forth, and the said (Assistant) Secretary then and there acknowledged that he/she, as custodian of the corporate seal of said corporation, did affix the seal to said instrument a his/her 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 notarial seal this 15th day of November, 1991.

Kathleen E. Boggie
Notary Public

My Commission Expires:
January 26, 1992

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STATE OF IL)
COUNTY OF COOK) SS.:

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, (Vice) President of American National Bank and Trust Company of Chicago, a national banking association organized under the laws of the United States of America and _____, (Assistant) Secretary of said corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (Assistant) Secretary and (Vice) President, 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 corporation, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said (Assistant) Secretary then and there acknowledged that he, she, as custodian of the corporate seal of said corporation, did affix the corporate seal of said corporation to said instrument as his her own free and voluntary act and as the free and voluntary act of said corporation, as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 19__.

Notary Public

My commission expires _____.

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOTS 1, 2, 5, 6, 9, 10, 11 AND 12, TOGETHER WITH THE NORTH 1/2 OF THE VACATED EAST-WEST ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1, 2, 5 AND 6 AND THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 9, 10, 11 AND 12, ALL IN BLOCK 16 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTIONAL OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 THROUGH 5, BOTH INCLUSIVE, IN THE SUBDIVISION OF LOTS 3 AND 4, TOGETHER WITH THE NORTH 1/2 OF THE VACATED EAST-WEST ALLEY SOUTH OF AND ADJOINING SAID LOTS 1 THROUGH 5, ALL IN BLOCK 16 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 THROUGH 6, BOTH INCLUSIVE, IN THE SUBDIVISION OF LOTS 7 AND 8, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED EAST-WEST ALLEY LYING NORTH OF AND ADJOINING SAID LOT 1, ALL IN BLOCK 16 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 1/2 OF LOT 2 AND ALL OF LOTS 3, 4, 5, 6 AND 7 AND THE WEST 10 FEET OF LOT 8 IN BLOCK 17, IN KINZIE'S ADDITION TO CHICAGO, IN THE NORTH FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Numbers:

17-10-124-024

17-10-124-025

17-10-124-026

17-10-124-027

17-10-124-028

17-10-125-001

17-10-125-002

17-10-125-003

17-10-125-004

Address 520 N.
Michigan

916016602

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EXHIBIT B

8/11/05/91

JOHN BUCK MGMT GROUP

2:56 pm

User: MANAGER

Rent Roll

Page: 1

Property : 520 NORTH MICHIGAN BUILDING

Unit Reference Number	Name	Monthly Rent	Square Feet	Rent Per Square Foot	Lease Starting Date	Lease Exp. Date	Deposits Held
520-100	DOUBLE TIME REST.	1,390.00	1516	11.00/yr 0.92/mth	2/01/87	1/31/92	586.00
520-101	PATTIE'S INC.	3,322.92	1450	27.50/yr 2.29/mth	9/15/91	8/31/95	6,645.84
520-102	KROCH'S & BRENTANO'S INC.	12,625.00	5050	30.00/yr 2.50/mth	1/01/88	12/31/92	0.00
520-103	TANDY CORPORATION	12,500.00	2500	60.00/yr 5.00/mth	9/01/82	9/30/92	0.00
520-200	VACANT	0.00	6325	0.00/yr 0.00/mth			0.00
520-230	COLETTE, A HAIR SALON	3,070.00	1333	27.64/yr 2.30/mth	9/01/87	8/31/92	2,111.00
520-240	VACANT	0.00	3426	0.00/yr 0.00/mth			0.00
520-300	OIL DRI CORP.	15,436.00	9040	20.49/yr 1.71/mth	7/01/88	6/30/93	0.00
520-400	VACANT	0.00	460	0.00/yr 0.00/mth			0.00
520-401	JAMES GRISHAM AND ASSOC.	254.00	184	19.79/yr 1.65/mth	7/05/90	7/31/92	220.00
520-404	VACANT	0.00	570	0.00/yr 0.00/mth			0.00
520-410	VACANT	0.00	1354	0.00/yr 0.00/mth			0.00
520-412	ARTHUR B. SALLANDER	412.00	261	18.94/yr 1.57/mth	9/01/90	8/30/93	259.00
520-414	VACANT	0.00	520	0.00/yr 0.00/mth			0.00
520-416	VACANT	0.00	530	0.00/yr 0.00/mth			0.00
520-424	OIL DRI CORPORATION	0.00	3732	0.00/yr 0.00/mth	5/01/87	4/30/92	0.00
520-436	OIL-DRI	1,596.00	1197	16.00/yr 1.33/mth	2/01/91	1/30/93	0.00
520-500	MELVIN MARKS & ASSOC.	350.00	280	15.00/yr 1.25/mth	12/18/90	12/31/92	257.00
520-502	VACANT	0.00	700	0.00/yr 0.00/mth			0.00
520-504	VACANT	0.00	1356	0.00/yr 0.00/mth			0.00
520-506	VACANT	0.00	561	0.00/yr 0.00/mth			0.00
520-514	SAMUEL W. KOFFLER	689.00	486	17.01/yr 1.42/mth	4/01/90	3/31/92	689.00

91691000

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11/05/91

JOHN BUCK MGMT GROUP

2:57 pm

User: MANAGER

Rent Roll

Page: 2

Property : 520 NORTH MICHIGAN BUILDING

Unit Reference Number	Name	Monthly Rent	Square Feet	Rent Per Square Foot	Lease Starting Date	Lease Exp. Date	Deposits Held
220-516	ASSOCIATED MEDICAL CENTERS	0.00	1080	0.00/yr 0.00/mth	9/01/90	8/31/91	1,485.00
220-520	VACANT	0.00	891	0.00/yr 0.00/mth			0.00
220-522	INTERNATIONAL VISITORS CENTER	1,354.16	1108	14.67/yr 1.22/mth	6/01/87	5/31/92	1,316.00
220-524	MANAGEMENT DECISIONS, INC.	1,905.00	1305	17.52/yr 1.46/mth	2/01/90	1/31/93	1,849.00
220-600	VACANT	0.00	1779	0.00/yr 0.00/mth			0.00
220-602	GREAT LAKES ENGINEERING	701.25	561	15.00/yr 1.25/mth	2/01/90	1/31/93	701.25
220-606	VACANT	0.00	719	0.00/yr 0.00/mth			0.00
220-610	NATIONWIDE SERVICE & SUPPLY	823.00	527	18.74/yr 1.56/mth	9/01/88	8/31/93	626.00
220-611	STAN KYRI	407.00	246	19.85/yr 1.65/mth	7/01/91		225.00
220-612	TAUBER	192.00	236	9.00/yr 0.75/mth	12/01/89	11/30/91	181.50
220-614	VACANT	0.00	512	0.00/yr 0.00/mth			0.00
220-615	Melvin Williams & Assoc.	376.00	244	18.49/yr 1.54/mth	10/01/91	9/30/93	400.00
220-616	FRANCES PANAGOPOULOS	368.00	242	18.21/yr 1.52/mth	2/01/91	1/31/94	368.00
220-620	VACANT	0.00	946	0.00/yr 0.00/mth			0.00
220-622	LUBA IVANDIC	460.00	272	20.29/yr 1.69/mth	9/01/88	8/31/91	408.00
220-623	GIOVANNI MAZZA	1,177.00	796	17.74/yr 1.48/mth	4/01/91	4/30/93	1,120.00
220-625	COMPUACTION, INC.	2,787.00	2090	16.00/yr 1.33/mth	5/01/88	4/30/91	0.00
220-702	STEVE EDSEY & SONS	604.00	460	15.76/yr 1.31/mth	3/01/90	8/31/92	0.00
220-704	STEVE EDSEY AND SON INC.	0.00	266	0.00/yr 0.00/mth	9/01/89	8/31/92	0.00
220-706	STEVE EDSEY & SON	1,710.00	831	24.69/yr 2.06/mth	9/01/89	8/31/92	226.00
220-710	GRUNSFELD & ASSOCIATES	3,055.00	2291	16.00/yr 1.33/mth	1/01/89	4/30/92	0.00
220-722	TRAVEL PROFESSIONALS, INC.	2,150.00	1701	15.17/yr 1.26/mth	7/01/91	10/31/91	630.00

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Property : 520 NORTH MICHIGAN BUILDING

Unit Reference Number	Name	Monthly Rent	Square Feet	Rent Per Square Foot	Lease Starting Date	Lease Exp. Date	Deposits Held
20-726	VACANT	0.00	1297	0.00/yr 0.00/mth			0.00
20-732	CAREER PRO, INC.	364.00	271	16.12/yr 1.34/mth	4/01/91	3/31/93	364.00
20-734	VACANT	0.00	490	0.00/yr 0.00/mth			0.00
20-736	VACANT	0.00	451	0.00/yr 0.00/mth			0.00
20-740	DR. DORE	1,105.00	758	17.49/yr 1.46/mth	10/01/88	9/30/91	388.00
20-810	ANKERST HUMAN RESOURCES	3,700.00	3082	12.46/yr 1.04/mth	10/01/90	3/31/92	3,596.00
20-811	VACANT	0.00	416	0.00/yr 0.00/mth			0.00
20-824	MICHAEL GERSTEIN	953.00	738	15.50/yr 1.29/mth	9/01/89	8/31/92	922.00
20-826	VACANT	0.00	1909	0.00/yr 0.00/mth			0.00
20-830	VACANT	0.00	623	0.00/yr 0.00/mth			0.00
20-840	VACANT	0.00	960	0.00/yr 0.00/mth			0.00
20-902	VACANT	0.00	2638	0.00/yr 0.00/mth			0.00
20-904	VACANT	0.00	1293	0.00/yr 0.00/mth			0.00
20-909	Galpert & Litchenstein	1,100.00	733	18.00/yr 1.50/mth	11/01/91	10/31/91	2,060.00
20-910	VACANT	389.00	267	17.48/yr 1.46/mth			0.00
20-912	JOAN OSORNDORF	383.00	267	17.21/yr 1.43/mth	1/01/91	12/31/92	383.00
20-916	ALBERT SCHONBERG, D.D.S.	1,450.00	1015	17.14/yr 1.43/mth	8/01/91	7/31/92	592.00
20-932	K.D.K.	850.00	0	0.00/yr 0.00/mth	11/01/91		1,100.00
20-1002	EMPAK ENTERPRISES, INC. - Vacant	0.00	443	0.00/yr 0.00/mth	11/01/89	10/31/91	0.00
20-1004	EMPAK ENTERPRISES, INC. - Vacant	0.00	1228	0.00/yr 0.00/mth	11/01/87	10/31/91	744.00
20-1008	DR. ELLEN SCHROEDER	485.00	293	19.86/yr 1.66/mth	10/01/87	9/30/91	325.00
20-100A	VACANT	0.00	2210	0.00/yr 0.00/mth			0.00

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Manager:

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Property: 520 NORTH MICHIGAN BUILDING

Unit Reference Number	Name	Monthly Rent	Square Feet	Rent Per Square Foot	Lease Starting Date	Lease Exp. Date	Deposits Held
0-1010	EMPAK ENTERPRISES, INC. - Vacant	0.00	433	0.00/yr 0.00/mth	11/01/87	10/31/91	0.00
0-1012	ILISA GREEN	425.00	277	18.41/yr 1.53/mth	6/01/89	5/31/91	609.00
0-1014	VACANT	0.00	552	0.00/yr 0.00/mth			0.00
0-1016	KAGHA SKIN CARE - Vacant	0.00	552	0.00/yr 0.00/mth	1/01/89	12/31/91	380.00
0-1022	CHARLES ELMYN HAYES	1,838.00	1176	18.76/yr 1.56/mth	12/01/88	11/30/91	1,642.00
0-1024	OFFICE OF THE BUILDING	0.00	530	0.00/yr 0.00/mth			0.00
0-1026	DIRECTORS GUILD OF AMERICA	1,628.00	913	21.40/yr 1.78/mth	11/01/86	10/31/91	363.00
0-1032	VACANT	0.00	494	0.00/yr 0.00/mth			0.00
0-1034	INVESTABILITY, INC. - Vacant	0.00	433	0.00/yr 0.00/mth	8/01/91	10/31/91	554.00
0-1036	VACANT	0.00	462	0.00/yr 0.00/mth			0.00
0-1040	VACANT	0.00	723	0.00/yr 0.00/mth			0.00
0-1100	ASSOCIATED MEDICAL CENTERS	11,647.00	9318	5.00/yr 1.25/mth	8/17/90	8/16/91	11,647.50
0-1200	VACANT	0.00	1238	0.00/yr 0.00/mth			0.00
0-1202	Don Meier Productions (STORAGE)	0.00	1016	0.00/yr 0.00/mth	3/01/91	7/31/93	0.00
0-1212	CORPORATE STRATEGIES, INC.	1,296.25	915	17.00/yr 1.42/mth	4/01/90	3/31/93	1,296.25
0-1214	GOODMAN & BLACK	664.00	407	19.58/yr 1.63/mth	5/01/89	4/30/92	145.00
0-1216	DON MEIER PRODUCTIONS	1,250.00	1433	10.47/yr 0.87/mth	6/01/89	5/01/91	0.00
0-1220	LAKE-COOK PSYCHOLOGISTS	1,241.00	784	18.99/yr 1.58/mth	4/01/89	3/31/92	1,112.00
0-1224	VACANT	0.00	815	0.00/yr 0.00/mth			0.00
0-1230	RON BERNS & ASSOC., INC.	2,350.00	1713	16.46/yr 1.37/mth	4/01/89	9/30/91	535.00
0-1300	CHICAGO BOARD OF REALTORS	5,778.00	9318	7.44/yr 0.62/mth	10/01/90	4/30/92	0.00
0-1400	VACANT	0.00	3997	0.00/yr 0.00/mth			0.00

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Manager

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Property: 520 NORTH MICHIGAN BUILDING

Unit Reference Number	Name	Monthly Rent	Square Feet	Rent Per Square Foot	Lease Starting Date	Lease Exp. Date	Deposits Held
10-1420	DR. CHILDRESS	1,378.00	769	21.50/yr 1.79/mth	3/01/89	2/28/94	394.06
10-1432	AMERICAS BEST EYEWEAR	4,000.00	3775	12.72/yr 1.06/mth	6/01/89	5/31/94	1,370.00
10-1500	VACANT	0.00	9318	0.00/yr 0.00/mth			0.00
10-1600	WEAVER BOOS CONSULT. INC.	1,800.00	1443	14.97/yr 1.25/mth	2/01/91	1/31/93	1,305.00
10-1610	MICHAEL P. CASINO	2,939.00	1443	24.44/yr 2.04/mth	12/01/88	4/30/93	860.00
10-1616	DRS. SLAGG, SCHEMPER, WASSON	750.00	508	17.72/yr 1.48/mth	8/01/89	7/31/92	366.00
10-1622	Dr. Peter Shabad	500.00	0	0.00/yr 0.00/mth	9/01/91	8/31/94	570.00
10-1632	VACANT	0.00	2114	0.00/yr 0.00/mth			0.00
10-1700	TrackWork Orange	0.00	3729	0.00/yr 0.00/mth	10/01/91	9/30/95	2,000.00
10-300A	PARK TRAVEL	0.00		0.00/yr 0.00/mth			0.00
10-015A	MICHIGAN NORTH, INC	0.00	245	0.00/yr 0.00/mth	10/01/86	9/30/91	0.00
10-822A	VACANT	1,831.58	1418	15.50/yr 1.29/mth			0.00
10-932A	VACANT	0.00	2873	0.00/yr 0.00/mth			0.00
10-1622A	VACANT	0.00	340	0.00/yr 0.00/mth			0.00

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Property: 520 NORTH MICHIGAN BUILDING

Unit Reference Number	Name	Monthly Rent	Square Feet	Rent Per Square Foot	Lease Starting Date	Lease Exp. Date	Deposits Held
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PROPERTY TOTALS:

Total Occupied Rents	119,088.58
Total Vacant Rents	2,220.58
Total Gross Rents	121,309.16
Total Square Footage	148798
Average Rent/Sq. Ft. /Yr.	9.78
Average Rent/Sq. Ft. /Mth	0.82
Total Security Deposits	55,926.40

--- Percentage of Occupied Units ---	
Total Occupied Units	64
Total Vacant Units	38
Total Units	102
Percentage Occupied	62 %
--- Percentage of Occupied Sq. Feet ---	
Total Occupied Sq. Feet	91242
Total Vacant Sq. Feet	57556
Total Square Footage	148798
Percentage Occupied	61 %

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Property : T O T A L S

Unit Reference Number	Name	Monthly Rent	Square Feet	Rent Per Square Foot	Lease Starting Date	Lease Exp. Date	Deposits Held
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GRAND TOTALS:

Total Occupied Rents	119,088.58
Total Vacant Rents	2,220.58
Total Gross Rents	121,309.16
Total Square Footage	148798
Average Rent/Sq. Ft. /Yr.	9.78
Average Rent/Sq. Ft. /Mth	0.82
Total Security Deposits	55,226.40

--- Percentage of Occupied Units ---	
Total Occupied Units	64
Total Vacant Units	38
Total Units	102
Percentage Occupied	62 %
--- Percentage of Occupied Sq. Feet ---	
Total Occupied Sq. Feet	91242
Total Vacant Sq. Feet	57556
Total Square Footage	148798
Percentage Occupied	61 %

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 COOK COUNTY RECORDER