

# UNOFFICIAL COPY

91249880

1991 MAY 24 PM 2:09

91249880

2 of 10

## COLLATERAL ASSIGNMENT OF LEASES AND RENTS

This Collateral Assignment of Leases and Rents ("Assignment") is made as of April 27, 1991, by The Cosmopolitan National Bank of Chicago, a national banking association, not personally but solely as trustee under Trust Agreement dated January 16, 1985 and known as Trust No. 27362 ("Assignor") to Continental Bank N.A., a national banking association, ("Lender"), with a mailing address at 231 South LaSalle Street, Chicago, Illinois 60697, and pertains to the real estate described in Exhibit A attached hereto and made a part hereof ("Premises").

### I

#### RECITALS

1.1 Note. Assignor has executed and delivered to Lender a Mortgage Note ("Note"), of even date herewith, wherein Assignor promises to pay to the order of Lender the principal amount of Three Hundred Seventy-Five Thousand and 00/100 Dollars (\$375,000.00) in repayment of a loan from Lender in like amount or so much thereof as may now or hereafter be disbursed by Lender under the Note (the "Loan"), together with interest thereon, which Note is guaranteed by Basil M. Kromelow ("Guarantor").

1.2 Other Loan Documents. As further security for the repayment of the Loan, Assignor has executed and delivered to Lender a Mortgage and Security Agreement ("Mortgage") of even date herewith, granting to Lender a lien on the Premises, and Assignor has executed and delivered or have caused to be executed and delivered certain other documents further evidencing or securing the Loan (the Note, the Mortgage, this Assignment, and all such other loan documents, whether now or hereafter existing, and as amended, modified, extended or restated from time to time, are collectively referred to herein as the "Loan Documents").

1.3 This Assignment. As further security for the repayment of the Loan and for the payment and performance of all other Liabilities, in addition to the other Loan Documents, Assignor is required by the Loan Documents to execute and deliver to Lender this Assignment.

### II

#### THE GRANT

Now, therefore, as additional security for the prompt payment when due of all principal of and interest on the Note; payment in full and performance of all obligations of Assignor

04/24/91/AWV-35W/TalAssign

26-

91249880

10 245 10 56



# UNOFFICIAL COPY

9 | 2 4 9 3 3

and Guarantor under the Loan Documents; payment in full of all expenses and charges, legal or otherwise, including attorney's fees and expenses paid or incurred by Lender in realizing or protecting this Assignment or the Loan; and any and all obligations, indebtedness, and liability of Guarantor and Assignor in connection with the Loan (and of any other borrower for whose indebtedness this Assignment is pledged as collateral) to Lender, whether such obligations, indebtedness, or liability are now existing or hereafter created, direct or indirect, absolute or contingent, joint and several or joint or several, due or to become due, however created, evidenced, or arising and however acquired by Lender, and all renewals and extensions thereof (all collectively, the "Liabilities") and in consideration of the matters recited above, Assignor hereby grants, sells, assigns, and transfers to Lender all of Assignor's right, title and interest in, to, and under the following (collectively, the "Assigned Security"):

- (a) That certain lease or those certain leases currently affecting the Premises ("Existing Leases");
- (b) any and all leases, options, contracts for sale, or other agreements executed hereafter for the occupancy, sale or use (including concessions) of all or any part of the Premises (collectively "Future Leases");
- (c) any and all addenda, extensions, renewals, amendments, and modifications, to or of the Existing Leases and Future Leases, whether now or hereafter existing (being referred to herein collectively with the "Existing Leases" and Future Leases as the "Leases," and each of the Leases being referred to herein as a "Lease");
- (d) all rents, escrow deposits, income, revenues, issues, profits, condemnation awards, use and occupancy payments, damages, monies and security payable or receivable under or with respect to the Leases or pursuant to any of the provisions thereof, whether as rent or otherwise, and profits arising from the Leases or from the use and occupation of all or any portion of the Premises described in any of the Leases or in the Mortgage (collectively "Rents");
- (e) all proceeds payable under any policy of insurance covering loss of Rents for any cause ("Insurance Proceeds");

91249880



# UNOFFICIAL COPY

9 1 2 4 9 8 8 0

- (f) all rights, powers, privileges, options and other benefits of Assignor as lessor under such Leases (collectively "Assignor's Rights"), including, without limitation, (a) the immediate and continuing right to receive and collect all Rents, and (b) the right to make all waivers, agreements and settlements, to give and receive all notices, consents and releases, to take such action upon the happening of a default under any of the Leases, including the commencement, conduct and consummation of such legal proceedings as may be permitted under any provision of any of the Leases or by law, and to do any and all other things whatsoever which the Assignor is or may become entitled to do under any of the Leases; and
- (g) all guaranties of the tenants' performance of the Leases ("Guaranties").

This Assignment constitutes a present, perfected and absolute assignment. This Assignment confers upon Lender a power coupled with an interest and cannot be revoked by Assignor.

### III

#### GENERAL AGREEMENTS

3.1 Present Status. Assignor represents and Guarantor represents and warrants that:

- (a) Assignor is the sole owner of the entire lessor's interest in the Existing Leases;
- (b) the Existing Leases are valid and enforceable and have not been altered, modified, or amended in any material manner whatsoever except as may be herein set forth;
- (c) neither Assignor nor, to the best of Assignor's knowledge, any lessee is in material default under any of the terms, covenants, or conditions of the Existing Leases;
- (d) other than this Assignment, no Rent has been assigned or anticipated and no Assignor's Rights or Guaranties have been assigned;
- (e) no Rent for any period subsequent to the date of this Assignment, other than security or other deposits provided for in the Leases, has been collected in advance of the times when due under the terms of the respective Existing Leases; and Assignor shall not

91249880

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

9 1 2 4 9 3 8 0

claim or permit any lessee or any person in possession of any portion of the Premises to claim any right of set-off against any such Rent; and

## 3.2 Future Performance. Assignor covenants:

- (a) to observe and perform all of the obligations imposed upon the lessor under the Leases and not to do or permit to be done anything to impair the security thereof;
- (b) not to collect any of the Rents, other than security or other deposits provided for in the Leases, in advance of the time when the same becomes due;
- (c) not to hereafter assign, sell, pledge, or encumber any of the Assigned Security except as hereinafter set forth;
- (d) at Lender's request, to assign and transfer to Lender specifically in writing any and all Future Leases and to execute and deliver, at the request of Lender, all such further assurances and assignments pertaining to the Premises as Lender may from time to time require;
- (e) to warrant and defend the Assigned Security against all adverse claims, whether now or hereafter arising;
- (f) to observe and comply with all provisions of law applicable to the operation, use, occupancy, maintenance and ownership of the Premises;
- (g) not to lease or otherwise permit the use of all or any portion of the Premises for rent that is below the fair market rent, as set in the ordinary course of business, for such property;
- (h) if any of the Leases provide for the abatement of rent during repair of the premises demised thereunder by reason of fire or other casualty, the Assignor shall furnish rental insurance to Lender in amount and form, and written by insurance companies, as shall be satisfactory to Lender; and
- (i) not hereafter permit any of the Assigned Security to become subordinate to any lien other than the lien of the Mortgage and any liens to which the Mortgage is now, or may pursuant to its terms become, subordinate.

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

00000000



## IV

### DEFAULTS AND REMEDIES

4.1 Absence of Default. Although this Assignment is intended to be a present assignment, Assignor shall have the right to collect at the time of, but not prior to, the payment dates provided in the Leases, all Rents, and to retain, use, and enjoy the same; provided that none of the following events shall occur, each of which shall constitute a default ("Default") hereunder:

- (a) Assignor's failure to pay any amount due herein or secured hereby, which failure continues for more than five (5) days after notice from Lender;
- (b) Assignor's failure to timely perform or observe any other provision of this Assignment or Lender's finding that any statement, representation or warranty made herein by Assignor or Guarantor is untrue or incomplete in any material respect, which failure or breach remains uncured for twenty-one (21) days after the earlier of Assignor's becoming aware of such failure or breach or the effective date of notice thereof from Lender;
- (c) a default uncured within the applicable cure period, if any, in the payment or performance of the Liabilities;
- (d) a default, "Event of Default" or "Default" pursuant to the Note or any of the other Loan Documents, subject to applicable cure periods, if any.

All Rents which accrue prior to a Default but are paid thereafter shall be paid to the Lender.

4.2 Exercise of Lender's Rights. Any time after the occurrence of a Default, Lender may, at its option, take the actions described below, without in any way waiving such Default, without notice and without regard to the adequacy of the security for the Liabilities. Lender may act either in person or by an agent or by a receiver appointed by a court.

- (a) take possession of all or any part of the Premises or any other property described in any or all of the Leases, the Mortgage and the other Loan Documents, to have, hold, manage, lease, sell, and operate the same on such terms and for such periods of time as Lender may deem proper;

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

9 1 2 4 9 8 8 0

- (b) either with or without taking possession of such Premises, in Lender's own name, sue for or otherwise collect and receive all Rents, including those past due and unpaid, with full power to make, from time to time, all alterations, renovations, repairs, or replacements to or of any part of the Premises as may seem proper to Lender and to apply such Rents, in payment of any or all of the following, in such order and manner as Lender may in its sole discretion determine, any statute, law, custom, or use to the contrary notwithstanding:
- (i) all expenses of managing the Premises, including, without limitation, the salaries, fees, and wages of any managing agent and such other employees as Lender may deem necessary or desirable;
  - (ii) all expenses of operating and maintaining the Premises, including, without limitation, all taxes, charges, claims, assessments, water rents, sewer rents, any other liens, and premiums for all insurance that Lender may deem necessary or desirable, and the cost of all alterations, renovations, repairs, or replacements;
  - (iii) all expenses incident to taking and retaining possession of the Premises; and
  - (iv) the Liabilities, including, without limitation, all costs and reasonable attorneys' fees;
- (c) at Lender's option, perform Assignor's obligations hereunder or pursuant to any of the Assigned Security, or cure Assignor's default, in such manner and to such extent as Lender deems appropriate;
- (d) make, enforce, modify and accept surrender of the Leases, Assignor's Rights and Guaranties;
- (e) perform any and all other acts necessary or proper to protect the security of this Assignment;
- (f) apply for, and the Assignor hereby consents to, the appointment of a receiver of the Premises or any portion thereof, whether or not foreclosure proceedings have been commenced under the Mortgage, and if such proceedings have been commenced, whether or not a foreclosure sale has occurred; and



# UNOFFICIAL COPY

9 1 2 4 9 8 8

- (g) avail itself of any rights, powers or remedies granted in the other Loan Documents, which remedies are cumulative to those granted herein.

The Assignor hereby appoints irrevocably the Lender its true and lawful attorney in its name and stead and authorizes Lender to take any or all of the actions described above. Powers of attorney conferred upon Lender pursuant to this Assignment are powers coupled with an interest and cannot be revoked, modified or altered without Lender's written consent. The exercise by Lender of the rights, powers and remedies granted it in this Paragraph 4.2, collection of the Rents and their application as provided herein, shall not be considered a waiver of any Default. Assignor's obligations hereunder shall survive foreclosure of the Mortgage, and Assignor covenants to observe and comply with all its obligations under this Assignment and the other Loan Documents throughout any period of redemption after foreclosure of the Mortgage.

4.3 Non-Liability of Lender and Indemnity. Lender shall not be liable for any loss sustained by Assignor resulting from Lender's failure to let the Premises after a Default or from any other act or omission of Lender in managing, using, occupying or maintaining the Premises after a Default unless such loss is directly and solely caused by the gross negligence and bad faith of Lender. Nor shall Lender be obligated to perform or discharge, nor does Lender hereby undertake to perform or discharge, any obligation, duty, or liability of Assignor or any other party under any Assigned Security or under or by reason of this Assignment. This Assignment shall not operate to make Lender responsible for (i) the control, care, management, or repair of the Premises; (ii) the carrying out of any of the terms and conditions of any Lease; (iii) any waste committed on the property by the lessees or by any other parties or for any dangerous or defective conditions of the Premises; or (iv) any negligence in the management, upkeep, repair, or control of the Premises resulting in loss or injury or death to any lessee, licensee, employee, or stranger. This Assignment shall not be construed as constituting the Lender a "mortgagee in possession" of the Premises. Lender has not received any security deposit with respect to any Lease, and assumes no responsibility for any such security deposit until such time such security deposit (specified as such with specific reference to the Lease pursuant to which deposited) may be transferred to Lender and accepted by Lender by notice to the tenant under such Lease.

Assignor shall, and does hereby agree to, protect, defend, indemnify, and hold Lender harmless from and against any and all claims, liability, loss, cost, damage or expense, including reasonable attorney's fees, which Lender may or might incur by



reason of (a) the Leases, Lessor's Rights or Guaranties; (b) this Assignment; (c) any alleged obligations or undertakings on Lender's part to perform or discharge any of the terms, covenants, or agreements contained in the Leases; or (d) any action taken or omitted by Lender or its agents under this Assignment, unless constituting willful misconduct or gross negligence. Should Lender incur any such liability, loss or damage, the amount thereof, including costs, expenses, and reasonable attorneys' fees, shall be paid by Assignor upon demand of Lender and shall constitute a part of the Liabilities.

4.1 Collection of Rent. Assignor hereby and irrevocably authorizes and directs the lessee named in any Lease, whether now or hereafter existing, the occupant of all or any part of the Premises, or the obligor named in any Guaranty, upon receipt from Lender of written notice to the effect that Lender is then the holder of the Note and that a Default exists, to pay over to Lender all Rents, arising or accruing under such Lease or from all or any part of the premises described therein and to continue so to do until otherwise notified by Lender. Assignor agrees that lessees shall have the right to rely upon such demand and obligation from Lender and shall pay such Rents to Lender without any obligation or right to determine the actual existence of any such Default or the Lender's right to receive such Rents, notwithstanding any notice from or claim of Assignor to the contrary, and without the need for a judicial determination that a Default has occurred. Assignor shall have no right or claim against such lessees for any such Rents so paid by tenants to Lender. Assignor agrees that it will at Lender's request take such action as Lender may from time to time request to assist Lender in exercising any rights hereunder, including joining in a written direction to lessees to pay Rents to Lender.

4.5 Other Security. Lender may take or release other security for the Liabilities, release any party primarily or secondarily liable therefor, apply any other security held by it to the satisfaction thereof; all without prejudice to any of its rights under this Assignment.

4.6 Waivers. Nothing contained in this Assignment and no act done or omitted by Lender pursuant to the rights, powers and remedies granted it shall be deemed to be a waiver by Lender of its rights, powers and remedies under the other Loan Documents. This Assignment is made and accepted without prejudice to any of the rights, powers and remedies possessed by Lender under any of the other Loan Documents. The right of Lender to collect the Liabilities and to enforce any other security held by it may be exercised by Lender either prior to, simultaneously with, or subsequent to any action taken by it hereunder.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL



# UNOFFICIAL COPY

9 1 2 4 9 8 8 0

4.7 Amounts Held in Trust for Lender. Any amounts received by Assignor or its agents for performance of any actions prohibited by the terms of this Assignment, including any amounts received in connection with any cancellation, modification or amendment of any of the Leases prohibited by the terms of this Assignment, and any amounts received by Assignor as Rents, from and after the date of any Default, shall be held by Assignor as trustee for Lender and all such amounts shall be accounted for to Lender and shall not be commingled with other funds of the Assignor. Any person acquiring or receiving all or any portion of such trust funds shall acquire or receive the same in trust for Lender as if such person had actual or constructive notice that such funds were impressed with a trust in accordance herewith. By way of example, such notice may be given by an instrument recorded with the Recorder of Deeds of the county in which the Premises are located stating that Assignor has received or will receive such amounts in trust for Lender.

V

## MISCELLANEOUS

5.1 Notices. Any notice that Lender or Assignor or Guarantor may desire or be required to give to either of the others shall be in writing and shall be mailed or delivered to the intended recipient at its address set forth above or at such other address as the intended recipient may in writing designate to the sender. Such notice shall be deemed to have been delivered two (2) business days after mailing by United States registered or certified mail, return receipt requested, postage prepaid, or when delivered in person with written acknowledgment of the receipt. Except as otherwise specifically required, notice of the exercise of any right or option granted to Lender by this Assignment is not required to be given.

5.2 Governing Law. The place of negotiation, execution, and delivery of this Assignment, the location of the Premises, and the place of payment and performance under the Loan Documents being Illinois, this Assignment shall be construed and enforced according to the laws of Illinois.

5.3 Severability. If any provision of this Assignment, or any paragraph, sentence, clause, phrase, or word, or their application, in any circumstance, is held invalid, the validity of the remainder of this Assignment shall be construed as if such invalid part were never included.

5.4 Headings. The headings of sections and paragraphs in this Assignment are for convenience or reference only and shall not be construed in any way to limit or define the content, scope, or intent of the provisions of this Assignment.

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

01/20/2025

# UNOFFICIAL COPY

9 1 2 4 9 8 8 0

5.5 Grammar. As used in this Assignment, singular and plural nouns, and masculine, feminine, and neuter pronouns, shall be fully interchangeable where the context so requires.

5.6 Successors and Assigns. This Assignment shall be binding upon Assignor, its successors, assigns, legal representatives, and all other persons or entities claiming under or through Assignor. This Assignment shall be binding upon Guarantor its successors, assigns, legal representatives and all other persons or entities claiming under or through Guarantor. The word "Lender," when used herein, shall include Lender's successors, assigns, and legal representatives, including all other holders, from time to time, of the Note.

5.7 Conflicts. In case of any conflict between the terms of this Assignment and those of the Mortgage, the terms of the Mortgage shall prevail.

5.8 Joint and Several Liability. Guarantor and Assignor shall be jointly and severally liable hereunder. An action to enforce this Assignment may be brought against either Guarantor or Assignor without any requirement of joinder of the other party in such action. Any amounts due under this Assignment may be recovered in full from either Guarantor or Assignor.

5.9 Trustee Exculpation. This Assignment is executed and delivered by The Cosmopolitan National Bank of Chicago not personally, but solely as trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such trustee. It is expressly understood and agreed that nothing contained in this Assignment shall be construed as creating any liability on the Assignor personally to pay or perform the liabilities secured by this Assignment or any interest that may accrue thereon or to perform any covenant, express or implied, contained herein, all such personal liability, if any, being expressly waived by Lender and by every person now or hereafter claiming any right or security hereunder.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

00000000

# UNOFFICIAL COPY

9 1 2 4 9 8 8 0

In Witness Whereof, Assignor and Guarantor have caused this Assignment to be executed as of the date stated above.

ASSIGNOR

The Cosmopolitan National Bank  
of Chicago, not personally but  
solely as trustee, as aforesaid.

ATTEST:

By: *James J. Steffens*  
Its: Trust Officer

By: *Alice A. Larkin*  
Its: Asst. Vice President

WITNESS:

By: *Joseph J. ...*

GUARANTOR:

*Basil M. Kromelow*  
Basil M. Kromelow

ATTEST:

CONTINENTAL BANK N.A.

By: *Peter M. ...*  
Its: Banking Officer

By: *John M. ...*  
Its: Vice President

91249880

# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF COOK

IN SENATE  
JANUARY 11, 1900

Property of Cook County Clerk's Office

*[Handwritten signature]*

00000000

# UNOFFICIAL COPY

9 1 2 4 9 8 8 0

## JOINDER

To secure the performance of the covenants in the foregoing Assignment and the payment of the principal amount of the Note described therein (terms used in this Joinder shall have the meanings defined in the Mortgage) and the interest thereon, and in consideration of Ten Dollars and the Recitals contained in the Assignment and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by the undersigned beneficiaries of the Assignor ("Beneficiaries"), Beneficiaries hereby grant, sell, assign and convey to Lender and its successors and assigns a continuing security interest in and to each and every element of the Assigned Security as that term is defined in the foregoing Assignment provided, nothing in the Note or in the Mortgage or in any of the other Loan Documents shall be construed as creating any liability on the part of Laureanne L. Kromelow to pay any indebtedness accruing thereunder.

Lender shall have all remedies granted in the Assignment Mortgage (and any of the other Loan Documents) with respect to the Assigned Security in the event of a default thereunder.

### BENEFICIARIES:



Basil M. Kromelow, as Trustee of the Basil M. Kromelow Trust dated February 24, 1964, and as Co-Trustee of the Jack A. Kromelow Trust dated February 22, 1979

  
Laureanne L. Kromelow

91249880

UNOFFICIAL COPY

Property of Cook County Clerk's Office

0800510



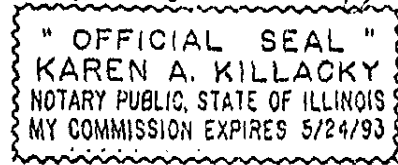
UNOFFICIAL COPY

9 1 2 4 7 9 11

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

This instrument was acknowledged before me on April 25,  
19 91 by Basil M. Kronelau and  
Laurence L. Kronelau

Karen A. Killacky  
Notary Public



My Commission expires:  
\_\_\_\_\_

Property of Cook County Clerk's Office

91249880

UNOFFICIAL COPY

Property of Cook County Clerk's Office

08/08/2014

# UNOFFICIAL COPY

9 1 2 4 9 8

STATE OF ILLINOIS     )  
                                  )   SS.  
COUNTY OF COOK        )

I, Linda Davis, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Alice A. Lanham and Sandra Steffens, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as Asst. Vice President and Trust Officer of The Cosmopolitan National Bank of Chicago, not personally but solely as Trustee under a Trust Agreement dated January 16, 1985 and known as Trust No. 27362, appeared before me this day in person and severally acknowledged to me that they, being thereunto duly authorized, signed and delivered said instrument as the free and voluntary act of said company as Trustee aforesaid, and as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20th day of ~~April~~, 1991.  
May

Linda Davis  
Notary Public

My Commission Expires:



Clerk of Cook County Clerk's Office

91249880

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

NOTARY PUBLIC  
LINDA DAVIS  
My Commission Expires 03/31/2011

00000000

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 1, 2 AND 3 IN NAPER'S RESUBDIVISION OF LOTS 2, 3, 4 AND 5 IN THE SUPERIOR COURT PARTITION OF THE EAST 2/3 OF BLOCK 12 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 20 E. DELAWARE  
CHICAGO, IL 60610

PIN # 17-03-209-017-0000

Prepared BY + MAIL TO:

ALAN VINN DEUAM  
MYER, BROWN + PARR  
190 S. LA SALLE ST.  
CHICAGO, IL 60603

91249880

