

# UNOFFICIAL COPY

## EXHIBIT "F" ASSIGNMENT OF RENTS AND LEASES

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This Indenture made this 24th day of June, 1992, by and between SUBURBAN TRUST AND SAVINGS BANK, not individually, but as Trustee under Trust Agreement dated November 24, 1981, and known as Trust No. 3484 ("First Party") and SALTZMAN PRINTERS, INC. ("Corporation") (hereinafter collectively referred to as "Borrower") and LASALLE NORTHWEST NATIONAL BANK, a National Banking Association (hereinafter referred to as "Lender").

### 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 ONE MILLION THREE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$1,350,000.00) 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, extension 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").

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

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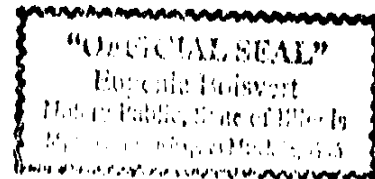
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STATE OF ILLINOIS     )  
                                      ) SS.  
COUNTY OF C O O K     )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Saltzman personally known to me to be the President of SALTZMAN PRINTERS, INC. and Ira Saltzman personally known to be the Secretary of said Corporation, and 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 acknowledged that as such President and Secretary they signed and delivered the said instrument and caused the corporate seal of said Corporation to be affixed thereto, pursuant to authority as their free and voluntary act and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24th day of June, 1992.

James Olson  
Notary Public



THIS INSTRUMENT WAS PREPARED BY:

TARICK S. LOUTFI  
HOELLEN & LUKES  
1920 West Irving Park Road  
Chicago, Illinois 60613

MAIL TO:

LaSalle Northwest National Bank  
Attn: James Olson  
4747 West Irving Park Road  
Chicago, Illinois 60641

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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 notices therein required. Lessee shall pay the Rents to Lender upon such demand without further inquiry, and payment to Lender 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 Lessee hereunder (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.

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This Assignment of rents is executed by Suburban Trust and Savings Bank, not personally but as Trustee aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and Suburban Trust and Savings Bank hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in said assignment contained shall be construed as creating any liability on the said Suburban Trust and Savings Bank personally to perform any covenant either express or implied herein contained, all such liability, if any, expressly waived by said purchasers and by every person now or hereafter claiming any right or security hereunder:

IN WITNESS WHEREOF, Suburban Trust and Savings Bank, 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 Assistant Cashier this 24th day of June A. D. 1992

SUBURBAN TRUST AND SAVINGS BANK, as Trustee as aforesaid and not personally.

By Ramon Zavattaro Vice President

By J. Biagi Assistant Cashier

State of Illinois }  
County of Cook } SS

I, DOLORES A. SHEA, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that RAMONA ZAVATTARO, Vice President of the Suburban Trust and Savings Bank, and J. BIAGI, Assistant Cashier of said Company, personally known to me to be the same persons

whose names are subscribed to the foregoing instrument as such Vice President and Assistant Cashier 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, for the uses and purposes therein set forth, and the said Assistant Cashier did also then and there acknowledge that he, as custodian of the corporate seal of said Company, did affix the said 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, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24th day of JUNE A.D. 1992

" OFFICIAL SEAL "  
DOLORES A. SHEA  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 11/21/94

Dolores A. Shea  
Notary Public

Form 51-798

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## EXHIBIT "A"

### LEGAL DESCRIPTION

THAT PART OF THE NORTH 464.90 FEET OF THE NORTH EAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF A LINE 991.0 FEET EAST OF THE CENTER LINE OF FIRST AVENUE AND EAST OF THE EAST LINE OF GREENWOOD AVENUE IN THE VILLAGE OF MAYWOOD, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 50 WEST MADISON STREET, MAYWOOD, ILLINOIS 60153  
PIN 15-14-202-003

Property of Cook County Clerk's Office

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