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ASSIGNMENT OF RENTS AND LEASES

This Indenture made this 26h day of August, 1993, 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 COLUMBIA NATIONAL BANK OF CHICAGO, (hereinafter referred to as "Lender").

WITNESSETH:

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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 Twenty-Seven Thousand One Hundred Forty-Eight (\$1,327,148.00) 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, 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 Mortgages 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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STATEMENT OF WORKS

The undersigned hereby certifies that the work described herein was performed by the undersigned or under the direct supervision of the undersigned and that the work was performed in accordance with the terms and conditions of the contract.

WITNESSETH

I, the undersigned, hereby certify that the work described herein was performed by the undersigned or under the direct supervision of the undersigned and that the work was performed in accordance with the terms and conditions of the contract.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Chicago, Illinois, this 1st day of January, 1911.

This Agreement shall be in full force and effect until the work herein described is completed.

Witness my hand and seal at Chicago, Illinois, this 1st day of January, 1911.

33081500

Vertical text on the right margin, possibly a date or reference number.

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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).

#3484

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 OF RENTS 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 26th day of August A. D. 1993

Pursuant to the direction of the beneficiary(ies) of said trust, empowered to direct the trustee.

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 Ramon 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 26th day of August A.D. 1993

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

Dolores A. Shea
Notary Public

Its Secretary J. Biagi
(Title)

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ATTEST: [Signature]
Its Secretary [Signature] (Title)

BY: [Signature] (Title)
SALTZMAN PRINTERS, INC.

ATTEST: _____
Its _____ (Title)

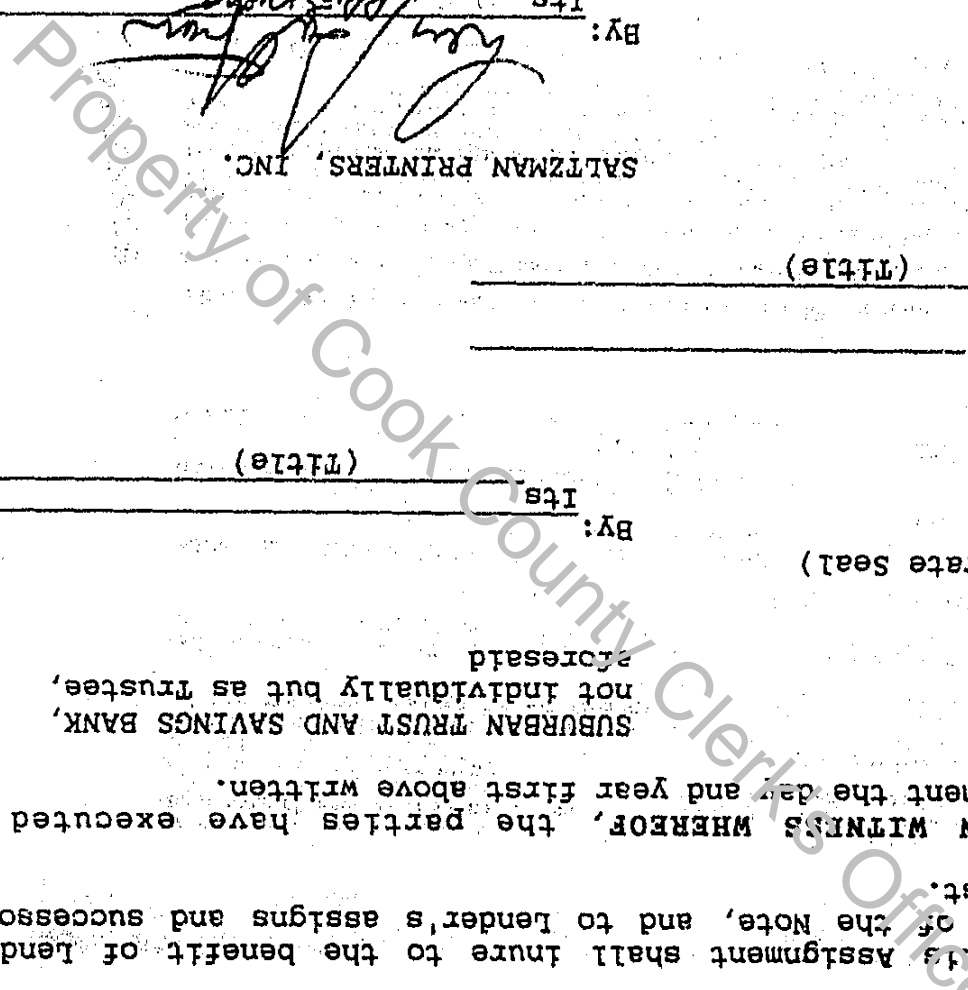
BY: _____ (Title)
(Corporate Seal)

SUBURBAN TRUST AND SAVINGS BANK,
not individually but as Trustee,
as aforesaid

IN WITNESS WHEREOF, the parties have executed this Assignment the day and year first above written.

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

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).



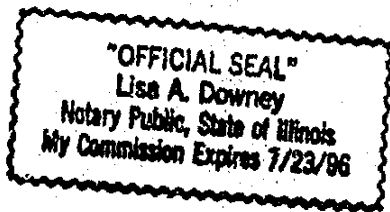
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STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, The undersigned, a Notary Public,
in and for said County in the State aforesaid, DO HEREBY CERTIFY
that _____ and _____
of Suburban Trust and Savings Bank personally known to me to be
the same persons whose names are subscribed to the foregoing
instrument as such _____ and _____

_____ respectively, appeared before me this day in
person and acknowledged that they signed and delivered the said
instrument as their own free and voluntary acts and as the free
and voluntary act of said Bank, as Land Trustee, for the uses and
purposes therein set forth; and the said _____
did then and therein acknowledge that he/she as custodian of the
corporate seal of said Bank did affix the corporate seal of said
Bank to said instrument, as his/her own free and voluntary act
and as the free and voluntary act of said Bank, as Land Trustee,
for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26th day of
August, 1993.



Lisa A. Downey
Notary Public

Cook County Clerk's Office

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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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AT TEST

NOTARIAL PUBLIC

TO ALL WHOM THESE PRESENTS SHALL COME, I GREET YOU WELL. KNOW YE THAT I AM A NOTARIAL PUBLIC IN AND FOR THE STATE OF ILLINOIS, AND AM DULY QUALIFIED AND COMMISSIONED BY THE JUDICIAL BRANCH OF THE GOVERNMENT OF THE STATE OF ILLINOIS, AND AM DULY QUALIFIED AND COMMISSIONED BY THE JUDICIAL BRANCH OF THE GOVERNMENT OF THE STATE OF ILLINOIS, AND AM DULY QUALIFIED AND COMMISSIONED BY THE JUDICIAL BRANCH OF THE GOVERNMENT OF THE STATE OF ILLINOIS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, AT CHICAGO, ILLINOIS, THIS _____ DAY OF _____, 20__.

Property of Cook County Clerk's Office

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