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COUNTY OF COOK, ILLINOIS
JUNIOR ASSIGNMENT OF LEASES AND RENTS

Project Number: 0718400005

DEPT-01 RECORDING \$39.50
7:11:11 TRAN 1969 09/01/93 15:10:00
4820 * -93-695765
COOK COUNTY RECORDER

THIS ASSIGNMENT made as of the 24th day of August, 1993 from Northwest Independent Living Group, Inc. (the "Borrower") to the County of Cook, a body politic and corporate of the State of Illinois (the "Lender");

WHEREAS, the Borrower has given to the Lender its promissory Junior mortgage Note in the principal sum of \$165,000.00 dated August 24, 1993 (the "Note"); and,

WHEREAS, the Borrower (sometimes hereinafter called the "undersigned") is desirous of further securing the Note.

NOW, THEREFORE, the undersigned, for and in consideration of these present and the mutual agreements herein contained and as further and additional security to the Lender, and in consideration of the sum of ONE DOLLAR (\$1.00) to the undersigned in hand paid, the receipt whereof is hereby acknowledged, do hereby sell, assign and transfer unto the Lender all leases of the Premises, or any part thereof, together with all the rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of, or of any agreement for the use or occupancy of the Premises or any part thereof, which may have been heretofore or may be hereafter made or agreed to or which may be made or agreed to by the Lender under the powers herein granted, together with all guaranties of any of the foregoing, it being the intention hereby to establish an absolute transfer and assignment of all the said leases and agreements, and all the avails thereof, to the Lender, and the Borrower does hereby appoint irrevocably the Lender as its as its true and lawful attorney in its name and stead. The Borrower hereby authorizes the Lender (with or without taking possession of the Premises) to rent, lease or let all or any portion of the Premises to any party or parties at such rental and upon such terms, in accordance with federal laws and regulations, and to collect all of said avails, rents, issues and profits arising from or accruing at any term hereafter, and all now due, or that may hereafter become due under each and all of the leases and agreements, written or verbal, or other tenancy existing or which may hereafter exist on the Premises, with the same right and power and subject to the same immunities, exoneration of liability and rights of recourse and indemnity as the Lender would have upon taking possession of the Premises pursuant to the provisions hereinafter set forth. This Assignment is junior and subordinate to the Assignment of Leases and Rents dated August 24, 1993 and made to First National Bank of Chicago.

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DEPT-09 REC'D \$39.50
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COOK COUNTY RECORDER

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The undersigned represent and agree that no rent has been or will be paid by any person in possession of any portions of the Premises for more than one installment in advance and that no payment of rents to accrue for any portion of said Premises has been or will be waived, released, reduced, or discounted, or otherwise discharged or compromised by the undersigned. The undersigned waive any right of set-off against any person in possession of any portion of the Premises. The undersigned agree not to make any other or further assignment of the rents or profits or leases prior to the release of this Assignment other than the Assignment of Leases and Rents dated August 24, 1993 and made to First National Bank of Chicago.

The undersigned agree and represent and the Borrower warrants unto the Lender, its successors and assigns as follows:

- (i) attached as Exhibit B is a schedule of any leases existing as of the present date with respect to the Premises or part thereof (the "current leases"); all amendments to any current leases are designated on the aforesaid schedule; the undersigned are the sole owners of the entire lessor's interest in any current leases;
- (ii) no default exists on the part of lessor or lessee named in any current leases, or their successors and assigns, under the terms, covenants, provisions or agreements therein contained and there exists no state of facts which, with the giving of notice or lapse of time or both, would constitute a default under any of the current leases;
- (iii) any current leases are and any future leases will be valid and enforceable in accordance with their terms; and shall remain in full force and effect irrespective of any merger of the interest of lessor and lessee thereunder;
- (iv) if any current or future leases provide for the abatement of rent during repair of the demised Premises by reason of fire or other casualty, the undersigned shall furnish rental insurance to the Lender in an amount and form and written by insurance companies as shall be satisfactory to the Lender;
- (v) the undersigned shall not hereafter terminate, modify or amend any current or future leases or any of the terms thereof, a copy of which change to the Lender and upon the prior written consent of the Lender, and any attempted termination, modification or amendment of said leases, or any one of them,

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after such written request, without such written consent shall be null and void;

- (vi) the undersigned shall perform all of the undersigned's covenants and agreements as lessor under any current leases and any future leases and shall not suffer or permit to occur, any release of liability of the lessee therein, or any right of the lessee therein to withhold payment of rent;
- (vii) if so requested by the Lender after default under any current leases or any future leases, the undersigned shall enforce any one or several of the current lease and all remedies available to the undersigned against the lessee therein named.

Nothing herein contained shall be construed as constituting the Lender as a "mortgagee in possession" in the absence of the taking of actual possession of the Premises by the Lender pursuant to the provisions hereinafter contained. In the exercise of the powers herein granted to the Lender, no liability shall be asserted or enforced against the Lender, all such liability being expressly wived and released by the undersigned.

The undersigned further agrees to execute and deliver immediately upon the request of the Lender, all such further assurances and assignments in the Premises as the Lender shall from time to time reasonably require.

Although it is the intention of the parties that this Assignment is a present assignment, it is expressly understood and agreed, anything herein contained to the contrary notwithstanding, that the lender shall not exercise any of the rights and powers conferred upon it herein until and unless one of the following events shall occur, which shall constitute "Events of Default" hereunder: (i) default shall be made in the payment of interest or principal due under the Note or the Note dated August 24 1993 and made to First National Bank of Chicago, or (ii) default shall occur in performance or observance of any of the agreements or conditions in the Mortgage or the Mortgage dated August 24, 1993 and made to First National Bank of Cchicago, or (iii) default shall be made in the performance or observance of any of the conditions or agreements hereunder, or (iv) a default in any instrument now or at any time securing the Note or the debt evidenced thereof, and in each instance, all applicable grace periods, if any, shall have expired, and nothing herein contained shall be deemed to affect or impair any rights which the Lender may have under said Note and Mortgage or any other instrument herein mentioned.

In any case in which under the provisions of the Mortgage the Lender has a right to institute foreclosure proceedings, whether before or after the entire principal sum secured thereby is

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The lender in the exercise of the rights and powers conferred upon it by the assignment shall have full power to use and apply the avails, rents, issues and profits of the Premises to the payment of or on account of the following, in such order as the Lender may determine:

- (a) To the payment of the operation expenses of the Premises, including cost of management and leaving thereof (which shall include reasonable compensation to the Lender and its agent or agents, if management be delegated to an agent or agents, and it shall also include lease commissions and other compensation and expenses of seeking and procuring tenants and entering into leases), establish claim for damages, if any, and premiums on insurance hereinabove authorized:
- (b) To the payment of all repairs, decorating, renewals, replacements, alterations, additions, or betterment, and improvements of the Premises, including, without limitation, the cost from time to time of installing or replacing such fixtures, furnishings and equipment therein and of placing the Premises in such condition as will, in the reasonable judgment of the Lender, make it readily rentable;
- (c) To the payment of any indebtedness secured by the Mortgage or any deficiency which may result from any foreclosure sale.

The undersigned further specifically and irrevocably authorizes and instructs each and every present and future lessee or tenant of the whole or any part of the Premises to pay all unpaid rental agreed upon in any tenancy to the Lender upon receipt of demand from said Lender to pay the same.

It is understood and agreed that the provisions set forth in this Assignment herein shall be deemed a special remedy given to the Lender, and shall not be deemed exclusive of any of the remedies granted in the Mortgage, but shall be deemed an additional remedy and shall be cumulative with the remedies therein granted and elsewhere granted in any instrument securing the Note, all of which remedies shall be enforceable concurrently or successively.

Whenever the word "undersigned" is mentioned herein, it is hereby understood that the same includes and shall be binding upon successors and assigns (including successors by consolidation) of the undersigned, and any party or parties holding title to the Premises by, through or under the undersigned. All of the rights, powers, privileges and immunities herein granted and assigned to the Lender shall also inure to its successors and assigns, including all holder, from time to time, of the Note.

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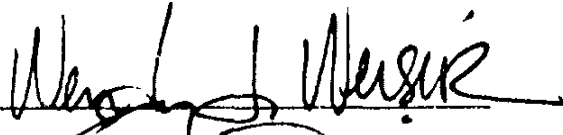
It is expressly understood that no judgment or decree which may be entered on any debt secured or intended to be secured by the Mortgage shall operate to abrogate or lessen the effect of this instrument, but the same shall continue in full force and effect until the payment and discharge or any and all indebtedness secured by the Mortgage, in whatever form the said indebtedness may be until the indebtedness secured by the Mortgage shall have been paid in full and all bills incurred by virtue of the authority herein contained have been fully paid out of rents, issues and profits of the property, or by the undersigned, or until such time as this instrument may be voluntarily released. This instrument shall also remain in full force and effect during the pendency of any foreclosure proceeding, both before and after sale, until the issuance of a deed pursuant to foreclosure decree, unless the indebtedness secured by the Mortgage is fully satisfied before the expiration of any period of redemption.

If this instrument is executed by more than one person or entity, all obligation and undertakings of the undersigned herein shall be joint and several.

IN WITNESS WHEREOF, the undersigned have executed this Assignment as of the 24th day of August, 1993.

NORTHWEST INDEPENDENT LIVING GROUP, INC.

By:

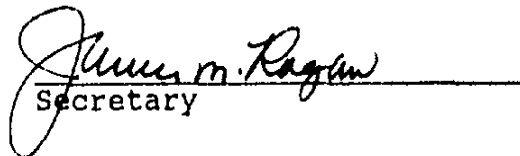


TITLE:



(SEAL)

ATTEST:


Secretary

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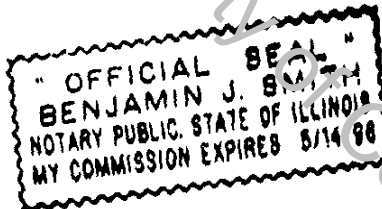
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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Wynne J. Weisman, 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 acknowledge before me that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right homestead.

GIVEN under my hand and Notarial Seal, this 24th day of August, 1993.



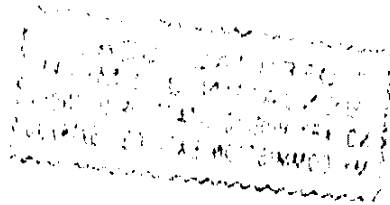
Benjamin J. Smith
Notary Public

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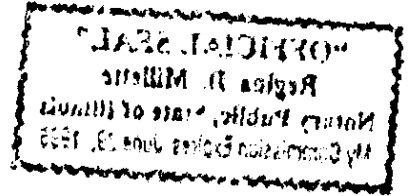
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EXHIBIT A

PARCEL 1: LEGAL DESCRIPTION: Unit No. 100 and Parking Space P-100; Unit No. 115 and Parking Space P-115; Unit No. 219 and Parking Space P-219; Unit No. 222 and Parking Space P-222; Unit No. 1220 and Parking Space P-1220 together with their respective undivided percentage interests in the common elements, in Renaissance Towers Condominium, as delineated and defined in the Declaration of Condominium recorded as Document Number 26190230, in the Northeast 1/4 of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2: Non-Exclusive Perpetual Easement for the Benefit of Parcel 1, as created by the Plat of Renaissance Subdivision recorded January 6, 1975 as Document Number 22955436, for ingress and egress, in Cook County, Illinois.

COMMON ADDRESS: Units 100, 115, 219, 222, & 1220
730 HICKS ROAD
PALATINE, ILLINOIS 60067

PERMANENT INDEX NUMBER: 02-14-100-080-1001 (UNIT No. 100)
02-14-100-080-1043 (SPACE P-100)
02-14-100-080-1016 (UNIT No. 115)
02-14-100-080-1058 (SPACE P-115)
02-14-100-080-1039 (UNIT No. 219)
02-14-100-080-1081 (SPACE P-219)
02-14-100-080-1042 (UNIT No. 222)
02-14-100-080-1084 (SPACE P-222)
02-14-100-080-1496 (UNIT No. 1220)
02-14-100-080-1542 (SPACE P-1220)

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EXHIBIT B

CURRENT LEASES

NAME OF LESSEE

DATE OF LEASE

TERM OF LEASE

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