

029.50

a. If an Event of Default as defined in the Lease shall occur hereunder, or if an Event of

Lease:

Each of the following shall constitute an Event of Default under this Collateral Assignment of

collateral security in accordance with the terms and conditions of this instrument.
any release of part or parts of the Premises, the Lease hereby assigned shall continue as additional

conditions of the Lease or the security documents or any extension of time for payment thereunder or
c. notwithstanding any amendment, modification or other change of the terms and

(ii) delivered by Assignor to Lessor;

d. to give Assignee copies of any default notices (i) received by Assignor from Lessor or

c. to give Assignee prompt notice of any default by Assignor or Lessor under the Lease;

Lessor in a reasonable manner as determined in the exercise of its business judgment;

Lessor; provided, however, that Assignor shall be entitled to enforce its rights and remedies against

to Assignor against the Lessor under the Lease in case of a material default under the Lease by said

b. If so requested by Assignee, to enforce the Lease and all rights and remedies available

a. not to execute any other assignments of the Lease or any interest therein;

Assignor also agrees:

Assignor agrees to observe, perform and discharge, duly and punctually, all and singular, the
terms and conditions of the security documents and the terms and conditions of the Lease in all
material respects.

Assignor represents that Assignor has good right and authority to make this Assignment, that
Assignor has not heretofore assigned, pledged or otherwise disposed of or encumbered the Lease, and
that Assignor has not performed any act or executed any other instruments which might prevent
Assignee from operating under any of the terms and conditions of this Assignment.

(the "Premises"), more particularly described on Exhibit "A" attached hereto and made a part hereof,
pursuant to that Note of even date herewith (the "Note") made by Assignor to Assignee, as collateral
security to and for (a) the payment of all obligations of Debtor to the Foster Bank, and (b) the
performance of all of the terms and conditions of any security documents until said debt and
indebtedness shall be paid in full.

as the "Assignor" and/or "Debtor", does hereby sell, assign, transfer, and set over unto the FOSTER
BANK, an Illinois Banking Corporation, 5225 North Kedzie Avenue, Chicago, Illinois 60625, its
successors and assigns, (hereinafter referred to as the "Assignee" and/or "creditor"), all right, title and
interest of Assignor in and to that certain Lease dated 2/2/93
February 2nd, 1993 (the "Lease") with Arthur Goldner & Associates, Inc. as Agents for
the Department of the First Illinois Bank of Chicago, Trust No. R-3497,
with respect to the premises located at 335-20 Ridge Road, Wilmette, IL 60091
(whether one or more hereinafter the "Lessor")

FOR VALUE RECEIVED, Northshore Color Labs, Inc.

KNOW ALL MEN BY THESE PRESENTS:

COLLATERAL ASSIGNMENT OF LEASE

93736977

DEPT-01 RECORDING

TRAN 2253 09/15/93 10:07:00

*-93-736977

Cook County Recorder

429.50

REI TITLE SERVICES #

19-681L

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Default shall be declared or occur under and as defined in any of the terms and provisions of any document or instrument (other than this Collateral Assignment of Lease) securing the indebtedness secured hereby.

b. If default shall be made in the due and punctual performance of any other term, covenant, provision, agreement, condition or obligation herein contained which is not covered by the Lease or any document or instrument (other than this Collateral Assignment of Lease) securing the indebtedness secured hereby, and (i) with respect to a monetary default, the failure to cure such default within five (5) days after service of notice thereof, and (ii) with respect to such non-monetary default within thirty (30) days after service of notice thereof; or, if such non-monetary default is not reasonably susceptible of cure within said thirty (30) days, the failure to commence curing said default within said thirty (30) days, or failure to proceed with such cure thereafter in a reasonably diligent manner.

Lessor covenants and agrees to provide Assignee copies of all default notices delivered by Lessor to Assignor. In the event Assignor fails to cure any default within the applicable notice and grace periods, Lessor agrees to afford Assignee a commensurate amount of time to cure the default. In the event Assignee elects to cure same, the Lease shall be deemed to continue in full force and effect.

It is understood and agreed that Assignor shall be entitled to the rights, benefits and avals of the Lease unless and until election by Assignor after an Event of Default shall have occurred hereunder. In such event and election, Assignee shall be entitled forthwith without any notice whatsoever to do all acts and things which Assignor could do under or pursuant to the Lease, all in the sole judgment of Assignor to take control of the Lease and all rights, benefits and avals accruing thereunder and to do and discretion of Assignee and to exercise any other remedy available to it at law or in equity. Without limiting the foregoing, upon such event and election, Assignee shall be entitled to (a) notify the Lessor of such Event of Default and this Assignment, (b) enforce the obligations of Lessor, and (c) in general perform all acts under the Lease, as Assignor in its discretion may determine advisable. In the event of such Event of Default, Assignor agrees to endorse and deliver to Assignee all then existing agreements covering the Premises or any part thereof. Without limiting the provisions of the immediately preceding sentence, and whether or not Assignor endorses and/or delivers said Lease to Assignee as aforesaid, this Assignment shall be deemed to be an assignment of the Lease to Assignee upon such event and election.

It is further understood that this Assignment shall not operate to place responsibility upon Assignor for the performance of any of the terms and conditions of the Lease assigned hereunder, or for any other performance with respect to the Premises except and until Assignee exercises its rights under this Assignment.

The acceptance of this Assignment and the receipt of the rights, benefits and avals of the Lease hereby assigned upon the events referred to above shall be without prejudice to and shall not constitute a waiver on the part of Assignee of any of the Assignee's rights or remedies under the terms and conditions of the security documents or the Note.

The security of this Assignment is and shall be primary and on a parity with the Premises and not secondary.

In the exercise of the powers herein granted Assignee, no liability shall be asserted or enforced against Assignee, 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 the Lease or under or by reason of this Assignment, and Assignor shall and does hereby agree to protect, defend and indemnify Assignee for and to hold it harmless of and from any and all liability, loss or damage which it may or might incur under the Lease or under or by reason of this Assignment and of and from any and all claims and demands whatsoever which may be asserted against it by reason of any alleged obligations

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or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in the Lease with respect to such liability, loss, damage, claim or demand arising out of events occurring prior to the exercise by Assignee of its rights under this Assignment.

Should Assignee incur any such liability, loss or damage under the Lease or under or by reason of this Assignment, or in the defense of any such claims or demands, the amount thereof, including costs, expenses and reasonable attorneys' fees, shall be secured hereby, and Assignor shall reimburse Assignee therefor immediately upon demand.

This Assignment is intended to be supplementary to and not in substitution for or in derogation of any assignment of the Lease to secure said debt and indebtedness contained in any of the security documents and the Note.

Assignor shall upon demand, execute and deliver to Assignee such further documents and do and perform such other acts and things as Assignee may deem necessary or appropriate to make effective this Assignment and the agreements and obligations of Assignor under this Assignment and to more effectively vest in and secure to Assignee the Lease and the rights, benefits and avals therefrom.

IN WITNESS WHEREOF, the under signed have executed this instrument this
5th day of August, 1993

ASSIGNEE

Foster Bank

Kyu S. Kim, Assistant Vice President

Edward F. Halloran, Vice President

ASSIGNOR

Northshore Color Labs, Inc.

CONSENT TO ASSIGNMENT

The undersigned, being the Lessor in the Lease described in the foregoing Collateral Assignment of Lease of even date herewith by and between

, as Assignor and the Foster Bank, as Assignee, does hereby consent to the execution of the document by Assignor and the undersigned agrees to be bound by all of the terms and provisions set forth therein.

Lessor

STATE OF ILLINOIS)

) SS.

COUNTY OF)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Arthur Goldner personally known to me to be the same person ☒ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that ☒ he _____ signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes

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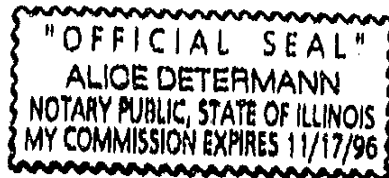
therein set forth.

Given under my hand and official seal, this 6th day of August, 1993

Alice L. Determann

SEAL

My Commission Expires:



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Hong personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of August, 1993



Katrin Ganjani

SEAL

My Commission Expires:

STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kyrn S. Kim & Edward F. Halloran personally known to me to be the Kyrn S. Kim, A.V.P President of the Foster Bank, an Illinois Banking Corporation and Edward F. Halloran personally known to me to be the V.P Secretary, of said corporation, 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 severally acknowledged that they signed, sealed and delivered the said instrument as A.V.P President and V.P Secretary of said corporation as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of August, 1993



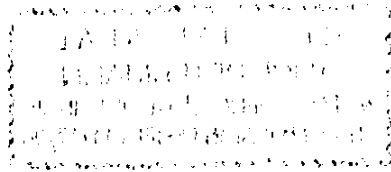
August 3, 96 Katrin Ganjani

SEAL

My Commission Expires:

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COOK COUNTY CLERK'S OFFICE
100 N. LAKE STREET
CHICAGO, ILL. 60601
TEL. 312-321-1111
FAX 312-321-1112

COOK COUNTY CLERK'S OFFICE
100 N. LAKE STREET
CHICAGO, ILL. 60601
TEL. 312-321-1111
FAX 312-321-1112

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LEGAL DESCRIPTION

PARCEL 1: LOT 1 IN HYLAND'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY AGREEMENT BETWEEN PETER J. HUERTERPSOT NO. 669 OF THE AMERICAN LEGION AND CHICAGO NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 15964 DATED OCTOBER 29, 1959 AND RECORDED OCTOBER 29, 1959 AS DOCUMENT NO. 17699113 AND RECORDED DECEMBER 11, 1959 AS DOCUMENT NO. 17733217 FOR INGRESS AND EGRESS BY VEHICLE OR BY FOOT FOR A PERIOD OF 49 YEARS OVER THE FOLLOWING REAL ESTATE:

THAT PART OF LOT 16 IN COUNTY CLERK'S DIVISION OF THE WEST HALF OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 212 FEET (AS MEASURED ALONG THE EAST LINE) OF LOT 16 AND THE WEST LINE OF THE EAST 286.63 FEET OF SAID LOT 16; THENCE WEST ALONG SAID NORTH LINE TO THE SOUTHEASTERLY LINE OF WILMETTE AVENUE SAID SOUTHEASTERLY LINE BEING A LINE 33 FEET SOUTHEASTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE CENTER LINE OF WILMETTE AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE 12 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO SAID SOUTHEASTERLY LINE OF WILMETTE AVENUE TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 295.91 FEET OF SAID LOT 16; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 212 FEET (AS MEASURED ALONG THE EAST LINE) OF LOT 16; THENCE EAST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 335-2C RIDGE AVE., WILMETTE IL 60091

PIN: 05-33-301-038

Prepared by e-mail to: Altn: Ratri



FIDELITY BANK

5725 N. Kedzie Ave.
Chicago, IL 60625

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