

LUTHERAN BROTHERHOOD  
ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT is made as of the 15th day of September, 1993, by TransCon Builders, Inc., an Ohio corporation (herein called the "Borrower"), and LUTHERAN BROTHERHOOD, a Minnesota corporation (hereinafter called the "Lender").

W I T N E S S E T H:

WHEREAS, the Borrower has executed and delivered to the Lender a Promissory Note, dated of even date herewith, in the principal amount of \$1,000,000 (hereinafter called the "Note");

WHEREAS, to secure payment of the Note, the Borrower has executed and delivered to the Lender a Combination Mortgage, Security Agreement and Fixture Financing Statement of even date herewith (herein called the "Mortgage"), covering, inter alia, real estate situated in the City of Rolling Meadows, County of Cook, State of Illinois, legally described on Exhibit A attached hereto and hereby made a part hereof, and the buildings and improvements and certain furniture, fixtures, furnishings, equipment, machinery and personal property owned by the Borrower now or hereafter located thereon (hereinafter collectively called the "Mortgaged Premises"); and

WHEREAS, the Lender, as a condition to making the loan evidenced by the Note, has required the execution of this Assignment.

NOW THEREFORE, in consideration of the premises, and in further consideration of the sum of One Dollar (\$1.00) paid by the Lender to the Borrower, the receipt and sufficiency of which are hereby acknowledged, the Borrower does hereby grant, transfer, assign, set over and deliver to the Lender all of the Borrower's right, title and interest in, to and under all leases, subleases, licenses, concessions, tenancies and any other agreements creating the right of possession or the right of use without a transfer of title, whether written or oral, now or hereafter existing, and covering all or any part of the Mortgaged Premises, together with any and all security deposits made thereunder, all extensions, amendments, modifications, renewals and replacements of any thereof, and any guaranties of the lessee's, sublessee's, licensee's, concessionaire's, tenant's or user's (hereinafter collectively called "Lessees") obligations under any thereof, each of said leases, subleases, licenses, concessions, tenancies and agreements now existing and hereafter executed or entered, together with all such deposits, extensions, amendments, modifications, renewals, replacements and guaranties, being herein collectively referred to as the "Leases." In addition to the foregoing, the Borrower does further hereby grant, transfer, set over and assign to the Lender all of the rents, income, revenues,

452

93781076

Box 78

D-1 74-62-672

72

# UNOFFICIAL COPY

royalties, issues and profits, including, without limitation, all amounts payable to the Borrower on account of maintenance, repairs, taxes, insurance and common area or other charges by any other party to any Lease, and all amounts paid in compromise or in cancellation of Leases by any party thereto other than the Borrower, now or hereafter accruing or owing under or from Leases or otherwise from the Mortgaged Premises or any part thereof, whether accruing before or after foreclosure of the Mortgage or during any period of redemption therefrom (hereinafter collectively called "Rentals"). All of said Leases and Rentals are being hereby granted, transferred, set over and assigned for the purpose of securing:

(1) Payment of all indebtedness evidenced by the Note (including any amendments, extensions or renewals thereof) and all other sums secured by the Mortgage; and

(2) Performance and discharge of each and every obligation, covenant and agreement of the Borrower contained herein, in the Note, in the Mortgage, and in any other instrument which secures or refers to the Note.

A. To protect the security of this Assignment, the Borrower agrees as follows:

1. To promptly, faithfully and diligently observe, perform and discharge each and every term, condition, obligation, covenant and agreement which the Borrower is now, or hereafter becomes, liable to observe, perform or discharge under the Note, the Mortgage and the Leases; to give prompt written notice to the Lender of any notice of default under any Lease on the part of the Borrower received from a Lessee thereunder, or on the part of any Lessee given by the Borrower thereunder, together with a accurate, complete copy of any such notice; and, at the sole cost and expense of the Borrower, to enforce or secure the performance of each and every obligation, covenant, condition and agreement to be performed by the Lessees under the Leases.

2. At the Borrower's sole cost and expense, to appear in and defend any dispute, action or proceeding arising under, growing out of or in any manner connected with or affecting any of the Leases or the obligations, duties or liabilities of the Borrower or any Lessee thereunder, and to pay all costs and expenses of the Lender, including reasonable attorneys' fees (prior to trial, at trial and on appeal), incurred in connection with any such dispute, action or proceeding in which the Lender may appear or with respect to which it may otherwise incur costs or expenses, whether or not the Lender prevails therein.

3. Should the Borrower fail to make any payment or to do any act as herein provided, then the Lender may, but without obligation to do so, without notice or demand to or upon the Bor-

# UNOFFICIAL COPY

rower, and without releasing the Borrower from any obligation hereof, make or do the same in such manner and to such extent as the Lender may deem necessary or desirable to protect the security hereof, including specifically, without limiting its general powers, appearing in and defending any action or proceeding purporting to affect the security hereof or the rights or powers of the Lender, and observing, performing and discharging each and every obligation, covenant and agreement of the Borrower in the Leases contained. In exercising any such powers, the Lender may pay its costs and expenses, employ counsel and incur and pay reasonable attorneys' fees (prior to trial, at trial and on appeal). The Borrower hereby grants to the Lender an irrevocable power of attorney to perform all of the acts and things provided for in this section and in section C.2 hereof as the Borrower's agent and in the Borrower's name.

4. To reimburse the Lender, upon demand, for all the sums expended by the Lender under the authority hereof, together with interest thereon at the Default Rate specified in the Note from the date expended, and the same shall be added to the indebtedness evidenced by the Note and shall be secured hereby and by the Mortgage.

5. Until the indebtedness secured hereby shall have been paid in full, the Borrower covenants and agrees to provide the Lender with executed copies of all Leases, to assign to the Lender any and all subsequent Leases upon all or any part of the Mortgaged Premises upon the same or substantially the same terms and conditions as are herein contained, and to make, execute and deliver to the Lender, upon demand, any and all instruments that may be necessary or desirable therefor or to otherwise effectuate the terms of this Assignment. The terms and conditions of this Assignment shall, however, apply to any such subsequent Leases, whether or not such instruments are executed or delivered by the Borrower.

6. The Borrower agrees not to modify, amend, extend, waive or in any manner alter the terms of any Lease or reduce the Rental payable thereunder; not to waive, excuse or condone any default by a Lessee under a Lease; not to in any manner release or discharge any Lessee of or from any obligation, covenant, condition or agreement by said Lessee to be performed under a Lease, including the obligation to pay the Rental called for thereunder in the manner and at the places and times specified therein; not to cancel or terminate the term of any Lease or accept a surrender thereof and not to enter into any new Lease. The Borrower does by these presents expressly release, relinquish and surrender unto the Lender all of the Borrower's right, power and authority to modify, amend, extend, waive or in any manner alter the terms and provisions of the Leases, to reduce Rentals, to waive, excuse or condone a default by a Lessee, to release or discharge any Lessee, to cancel or terminate the term of a Lease

# UNOFFICIAL COPY

or to accept a surrender thereof, and to enter into any new Lease. Any attempt on the part of the Borrower to exercise any such right, power or authority, without the prior written consent of the Lender, shall be a nullity and shall be a default hereunder.

7. The Borrower agrees not to consent to any assignment or sublease by a Lessee of any of its rights, title or interest in, to or under any Lease, unless such assignment or sublease is specifically authorized by the Lender in writing.

The Borrower hereby covenants and represents and warrants to the Lender that:

1. The Borrower has good right and lawful authority to assign, and has not executed any prior assignment or alienation of, its rights, title and interest in, to and under the Leases and to and in the Rentals, or otherwise encumbered the same, except by the Mortgage.

2. The Borrower has not performed or committed any act or executed any instrument, and is not bound by any law, statute, regulation, order, mortgage, indenture, contract or agreement, which might prevent the Lender from operating under any of the terms and provisions hereof, or which would limit the Lender in such operation.

3. No Rental has been or will be paid by any Lessee, nor has been or will be collected or accepted by the Borrower, for more than one (1) month in advance, and the payment of none of the Rentals to accrue for any portion of the Mortgaged Premises has been or will be in any other manner anticipated, waived, released, excused, reduced, discounted, or otherwise discharged or compromised by the Borrower. The Borrower hereby waives any right of set off against any person in possession of any portion of the Mortgaged Premises. The Borrower has not incurred and shall not incur any indebtedness to any Lessee.

4. The Borrower shall not execute or agree to any other assignment, pledge, encumbrance or transfer of any of the Leases or Rentals.

5. The Leases in existence as of the date of this Assignment, as described in the Rent Roll which is attached hereto as Exhibit B, are in full force and effect and have not been amended or modified; and there is no default now existing under the Leases, nor has any event occurred which, with the passage of time and/or the giving of notice, would constitute a default thereunder, which have not been cured.



# UNOFFICIAL COPY

6. The Borrower shall not permit any of the Leases to become subordinate to any lien other than the liens hereof and of the Mortgage.

C. It is mutually agreed that:

1. This is a present, absolute, effective and completed assignment by the Borrower to the Lender of the Leases and Rentals. However, so long as there exists no default or event of default under the Note or the Mortgage, and no default exists in the performance of any obligation, covenant or agreement herein contained, the Borrower shall have a conditional license to collect, but not more than one (1) month in advance, all Rentals from the Mortgaged Premises, in trust for the Lender, and to use the same for payment of Impositions (as that term is defined in the Mortgage), insurance premiums which the Borrower is required to pay under Section 1.8 of the Mortgage, all other costs and expenses which the Borrower is required to pay under and pursuant to the Mortgage and to this Assignment, and the indebtedness secured hereby, as and when due, before using said Rentals for any other purpose.

2. Upon or at any time after the occurrence of a default or an event of default under the Note or the Mortgage, or a default in the performance of any obligation, covenant or agreement herein contained, or if any representation or warranty made by the Borrower to the Lender in connection with the loan evidenced by the Note is untrue in any material respect, the Lender may, at its option, without notice, either in person or by agent, without regard for the adequacy of the security for the indebtedness secured hereby or the solvency of the Borrower, with or without bringing any action or proceeding, or by a receiver or trustee to be appointed by a court, enter upon, take possession of, maintain, manage and operate the Mortgaged Premises, make, enforce, modify and accept the surrender of Leases, obtain or evict tenants, fix or modify Rentals, refund and collect security deposits, make tenant improvements, and do any acts which the Lender deems proper to protect the security hereof, and either with or without taking possession of the Mortgaged Premises, in its own name or in the Borrower's name, sue for or otherwise demand, collect and receive all Rentals, and apply the same upon the costs of collection thereof, including the reasonable fees and costs of agents and attorneys employed by the Lender; upon the costs of managing and operating the Mortgaged Premises, including taxes, insurance, maintenance, repairs and the fees of a professional managing agent; and upon any indebtedness secured hereby, in such order as the Lender may determine, subject to applicable statutory requirements, if any, and to the requirements of Section 1.13 of the Mortgage. The Lender or such a receiver shall be entitled to remain in possession of the Mortgaged Premises and to collect the Rentals throughout any statutory period of redemption from a foreclosure sale. The entering

# UNOFFICIAL COPY

upon and taking possession of the Mortgaged Premises, the collection of such Rentals and the application thereof as aforesaid shall not cure or waive any default or event of default or waive, modify or affect any notice of default under the Note or the Mortgage, or hereunder, or invalidate any act done pursuant to such default, event of default or notice of default. The Lender may, without entering into possession or pursuing any other remedy as provided in this section or at law or in equity, or in conjunction with such possession or pursuit of other remedy, give notice to any or all Lessees authorizing and directing said Lessees to pay Rentals directly to the Lender. If a Lessee receives such a notice, the Borrower hereby directs such Lessee to make payment pursuant thereto, and it shall be conclusively presumed, as between the Borrower and such Lessee, that the Lessee is obligated and entitled to make such payment to the Lender, and that such payment constitutes payment of Rentals under the Lease in question. Such notice may be given either in the Lender's or in the Borrower's name. The Borrower shall in every way facilitate the payment of Rentals to the Lender, when the Lender has the right to receive the same hereunder. The Lender shall be accountable only for Rentals actually collected hereunder and not for the rental value of the Mortgaged Premises. The Lender's failure to collect, or discontinuance from collecting, at any time, and from time to time, any Rentals shall not in any manner affect the rights of the Lender to thereafter collect the same.

3. The Lender shall not be deemed to be a partner of, or a joint venturer with, the Borrower with respect to the Mortgaged Premises, or to be a participant of any kind in the management or operation of the Mortgaged Premises. The Lender shall not be obligated to perform or discharge, nor does it hereby undertake to perform or discharge, any obligation, duty or liability under any Lease, or with respect to the Mortgaged Premises or the inspection, maintenance or repair thereof, under or by reason of the Assignment. The Lender shall have no liability to any person, party or entity as the result of any death, bodily or personal injury, or property damage occurring in, on or about the Mortgaged Premises, and the Borrower shall and does hereby agree to defend and indemnify the Lender against, and to hold it harmless from, any and all liability, loss or damage which the Lender may or might incur under the Leases, by reason of any death, bodily or personal injury or property damage occurring on or about the Mortgaged Premises, or otherwise under or by reason of this Assignment, and against and from any and all claims and demands whatsoever which may be asserted against the Lender by reason of any alleged obligation or undertaking on its part to perform or discharge any of the terms, covenants or agreements contained in any Lease, or by reason of any such death, personal injury or property damage. Should the Lender incur any such liability, loss or damage under any Lease, by reason of any such death, bodily or personal injury or property damage, or under or by reason of this Assignment, or in the defense against any such

# UNOFFICIAL COPY

claims or demands, the amount thereof, including costs, expenses and reasonable attorneys' fees (including such costs, expenses and fees on appeal), whether or not the Lender prevails therein, together with interest thereon at the Default Rate specified in the Note from the date paid, shall be secured hereby and by the Mortgage, and the Borrower shall reimburse the Lender therefor immediately upon demand. Neither this Assignment, nor the exercise by the Lender of its rights hereunder, shall be deemed to constitute the Lender a mortgagee in possession of the Mortgaged Premises, unless the Lender elects in writing to be so constituted.

4. If any default or Event of Default by the Borrower shall occur under the Note or under the Mortgage, or if default shall occur in the performance of any of the covenants, obligations or agreements of the Borrower under this Assignment, or if any representation made by the Borrower to the Lender in connection with the loan evidenced by the Note is untrue in any material respect, then the Lender may, at its option, declare all sums secured hereby immediately due and payable, and, in addition to making available to the Lender any remedies for default herein set forth, such default, event of default or breach of representation or warranty shall, at the Lender's sole option, constitute and be deemed to be an event of default under the Mortgage, entitling the Lender to every and all rights and remedies therein contained, in addition to those rights and remedies herein set forth, without regard to the adequacy of security for the indebtedness secured hereby, the commission of waste or the insolvency of the Borrower.

5. Upon the payment in full of all indebtedness secured hereby, as evidenced by the recording or filing of any instrument of satisfaction or full release of the Mortgage, unless there shall have been recorded another mortgage in favor of the Lender covering all or any portion of the Mortgaged Premises, this Assignment shall become and be void and of no further effect. Notwithstanding the foregoing, this Assignment shall not be terminated or become null and void as a result of a foreclosure of the Mortgage or a conveyance of title to the Mortgaged Premises, or any portion thereof, to the Lender in lieu of foreclosure, and this Assignment shall continue in full force and effect during any statutory period of redemption from such a foreclosure and notwithstanding the transfer of title to the Mortgaged Premises, or any portion thereof, as a result of completion of such a foreclosure or such a conveyance.

6. All rights, powers and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate any applicable law, and they are intended to be limited to the extent necessary so that they will not render this Assignment invalid, unenforceable or not entitled to be recorded, registered or filed under any applicable law. If any term of

# UNOFFICIAL COPY

this Assignment shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the other terms hereof shall be in no way affected thereby. The Lender shall be entitled to all rights and remedies available at law, in equity or under statute now and/or at the time of exercise thereof, even though such rights and remedies were not available on the date first above written.

7. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of the Borrower and the Lender; provided, however, that nothing in this section is intended to be or shall be construed as a waiver of the rights of the Lender under Section 1.12 of the Mortgage.

8. This Assignment is given as security in addition to the security of the Mortgage, and not as part of the security of the Mortgage. All rights and remedies herein conferred may be exercised whether or not foreclosure proceedings are pending under the Mortgage and during any statutory period of redemption. The Lender shall not be required to resort first to the security of this Assignment or of the Mortgage before resorting to the security of the other, and the Lender may exercise the security hereof and of the Mortgage concurrently or independently and in any order of preference, all rights and remedies of the Lender set forth herein, in the Mortgage, at law, in equity, under statute and by contract being cumulative.

9. All notices, demands or documents which are required or permitted to be given or served hereunder shall be in writing, and shall be deemed given or served when sent by registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

If to the Borrower:

TransCon Builders, Inc.  
25250 Rockside Road  
Cleveland, Ohio 44146  
Attention: Mr. Fred Rzepka, President

If to the Lender:

LUTHERAN BROTHERHOOD  
625 Fourth Avenue South  
Minneapolis, Minnesota 55415  
Attention: Investment Division.

Each party hereto may change its above-stated address from time to time by serving written notice of the change upon the other party hereto as above provided at least ten (10) days prior to the effective date of said change.



# UNOFFICIAL COPY

10. The Mortgaged Premises are located in the State of Illinois. The proceeds of the Note are disbursed in the State of Illinois. This Assignment and the interpretation and enforcement thereof shall be governed by the laws of the state of Illinois.

11. Notwithstanding anything in this Assignment to the contrary, so long as there exists no default or event of default under the Note or the Mortgage, the Borrower may conduct its leasing of the Mortgage Property including its negotiation of new leases and modification of existing leaseings without the approval of Lender and without notification to Lender provided that leasing is in the ordinary course of business and that it is conducted in accordance with customary, acceptable leasing practices in similar properties in Rolling Meadows, Illinois & ADJACENT SUBURBS.

IN WITNESS WHEREOF, the Borrower has caused this Assignment to be duly executed as of the day and year first above written.

Transcon Builders, Inc., an Ohio corporation

By: [Signature]  
Its: President

Attest:

[Signature]  
Its: Assistant Secretary

THIS INSTRUMENT WAS PREPARED BY: *mail to*

Greta F. Carl  
ROSENTHAL AND SCHANFIELD  
55 East Monroe Street  
Chicago, Illinois 60603

(A178)

53781076

# UNOFFICIAL COPY

STATE OF OHIO )  
 ) SS.  
COUNTY OF Cuyahoga )

I, Karen G. Nemecek, a Notary Public in and for the County and State aforesaid, do hereby certify that Fred Rzepka President of TransCon Builders, Inc., an Ohio corporation ("Company"), and Howard Chapman Assistant Secretary of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Assistant Secretary, respectively, appeared before me 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 corporation, for the uses and purposes therein set forth; and that said Assistant Secretary did also then and there acknowledge that he, as custodian for the corporate seal of said corporation, did affix the 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 23<sup>rd</sup> day of September, 1993.

Karen G. Nemecek  
Notary Public

My Commission Expires:

Karen G. Nemecek, Notary Public  
State of Ohio  
My Commission Expires 9-19-97

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

2025-01-15 10:00 AM  
Cook County Clerk's Office  
100 North Dearborn Street, Chicago, IL 60610

# UNOFFICIAL COPY

EXHIBIT A

**PARCEL 1:**

THAT PART OF LOT 4 IN ROLLING MEADOWS INDUSTRIAL CENTER, UNIT 1, A SUBDIVISION OF PART OF SECTIONS 7 AND 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 81 DEGREES 01 MINUTE 51 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT, 420.52 FEET FOR A POINT OF BEGINNING; THENCE NORTH 8 DEGREES 58 MINUTES 09 SECONDS EAST 241.65 FEET; THENCE SOUTH 81 DEGREES 01 MINUTE 51 SECONDS EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 285.46 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 4; THENCE SOUTHERLY AND EASTERLY ALONG THE EASTERLY LINE OF SAID LOT TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 81 DEGREES 01 MINUTE 51 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT, 452.22 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

**PARCEL 2:**

NON-EXCLUSIVE RECIPROCAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED BY CROSS EASEMENT AGREEMENT MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1972 AND KNOWN AS TRUST NUMBER 76778 AND LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 17, 1973 AND KNOWN AS TRUST NUMBER 46364 DATED MARCH 21, 1979 AND RECORDED APRIL 8, 1974 AS DOCUMENT 22679193 AND AS AMENDED BY SUPPLEMENTAL CROSS EASEMENT DATED NOVEMBER 27, 1978 AND RECORDED JANUARY 29, 1979 AS DOCUMENT 2020129 MADE BY AND BETWEEN ROLLING MEADOWS BUILDING ASSOCIATES, AN ILLINOIS LIMITED PARTNERSHIP AND NATIONAL BOULEVARD BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 25, 1978 AND KNOWN AS TRUST NUMBER 6014 FOR INGRESS, EGRESS AND PEDESTRIAN AND VEHICULAR TRAFFIC, IN, ON, OVER AND ACROSS ALL OF THE PARKING AREA, DRIVES, WALKING AREAS AND WALKWAYS, AND ENTRANCES AND EXITS LOCATED ON THE FOLLOWING DESCRIBED PARCEL OF LAND:

**SUB-PARCEL 3-A:**

THAT PART OF LOT 4 IN ROLLING MEADOWS INDUSTRIAL CENTER, UNIT NO. 1, A SUBDIVISION OF PART OF SECTIONS 7 AND 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY NORTHWEST CORNER OF LOT 4, BEING ALSO THE NORTHEAST CORNER OF LOT 3 IN SAID SUBDIVISION; THENCE SOUTH 71 DEGREES, 25 MINUTES, 16 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 4, BEING ALSO THE SOUTHERLY LINE OF ALGONQUIN ROAD, 227.55 FEET TO A POINT ON SAID LINE 140.0 FEET WESTERLY, AS MEASURED ALONG SAID NORTHERLY LINE, OF THE NORTHWESTERLY CORNER OF LOT 5 IN SAID SUBDIVISION; THENCE SOUTH 18 DEGREES, 34 MINUTES, 44 SECONDS WEST, 308.0 FEET; THENCE SOUTH 98 DEGREES, 58 MINUTES, 09 SECONDS WEST, 45.13 FEET TO A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID LOT 4 THROUGH A POINT ON SAID LINE 239.79 FEET SOUTH OF THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 4, BEING ALSO THE SOUTHWEST CORNER OF LOT 3 IN SAID SUBDIVISION; THENCE NORTH 81 DEGREES, 01 MINUTE, 51 SECONDS WEST, ALONG SAID LINE DRAWN AT RIGHT ANGLES, 204.69 FEET TO A POINT ON SAID LINE 181.66 FEET EASTERLY, AS MEASURED ALONG SAID LINE, OF THE WESTERLY LINE OF SAID LOT 4, BEING ALSO THE EASTERLY LINE OF

TOLLVIEW DRIVE; THENCE NORTH 08 DEGREES, 58 MINUTES, 09 SECONDS EAST, PARALLEL WITH THE WESTERLY LINE OF LOT 4, AS AFORESAID, 239.79 FEET TO THE SOUTHEAST CORNER OF LOT 3, IN SAID SUBDIVISION; THENCE NORTH 18 DEGREES, 34 MINUTES, 44 SECONDS EAST ALONG THE EASTERLY LINE OF LOT 3, 181.66 FEET, TO THE PLACE OF BEGINNING;

**SUB-PCL 2B:**

THAT PART OF LOT 4, AFORESAID, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 08 DEGREES, 58 MINUTES, 09 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT A DISTANCE OF 241.65 FEET TO A POINT ON SAID WESTERLY LINE 239.79 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 4, BEING ALSO THE SOUTHWEST CORNER OF LOT 3; THENCE SOUTH 81 DEGREES 01 MINUTE, 51 SECONDS EAST A DISTANCE OF 240.52 FEET TO A POINT FOR THE PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH 81 DEGREES, 01 MINUTE, 51 SECONDS EAST, 180.0 FEET; THENCE SOUTH 08 DEGREES, 58 MINUTES, 09 SECONDS WEST A DISTANCE OF 241.65 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 4; THENCE NORTH 81 DEGREES, 01 MINUTE, 51 SECONDS WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 180.0 FEET TO A POINT ON SAID SOUTHERLY LINE, 240.52 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 4, THENCE NORTH 08 DEGREES, 58 MINUTES, 09 SECONDS EAST, 241.65 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

Commonly known as: 5005 Newport Drive, Rolling Meadows, IL  
PIN: 08-07-213-009

53741076



# UNOFFICIAL COPY

9/17/93

BERLSON & SORE

10:46 am

User: PAT

Rent Roll

Page: 1

Property: NEWPORT OFFICE CENTER

Unit Reference Number	Name	Square Feet	Rent Per Square Foot	Lease Starting Date	Lease Exp. Date
5-101	NATIONAL CARTAGE COMPANY	1380	12.87/vr 1.07/mth	1/01/92	12/31/96
5-102	GLEN GRAPHICS	280	0.00/vr 0.00/mth	9/01/91	8/31/96
5-102A	VACANT	262	13.00/vr 1.00/mth		
5-103	HEMLEY CHEMICALS, INC	856	15.76/vr 1.31/mth	5/20/89	5/31/96
5-105	VACANT	1210	12.99/vr 1.00/mth		
5-106	PLASTICAGE PRODUCTS CORP.	1722	16.00/vr 1.17/mth	3/01/92	2/28/94
5-107	NO IL COUNSELING ASSOCIATES	1739	13.00/vr 1.08/mth	1/01/92	12/31/97
5-108	VOICE of the RETARDED	804	13.69/vr 1.12/mth	5/01/93	4/30/94
5-203	MERCHANDISING EQUIPMENT GROUP	1635	11.50/vr 0.96/mth	6/01/92	5/31/95
5-201	DUNHILL PERSONNEL OF RT, INC	547	10.52/vr 0.88/mth	9/01/92	3/31/96
5-203	VACANT	1672	13.00/vr 1.00/mth		
5-204	MINNESOTA RUBBER COMPANY	484	27.33/vr 2.22/mth	11/15/88	3/31/96
5-205	AMERICAN ENGINEERING (207)	0	0.00/vr 0.00/mth	1/01/92	12/31/96
5-207	AMERICAN ENGINEERING	4342	13.90/vr 1.16/mth	1/01/92	12/31/96
5-210	AMERICAN ENGINEERING (207)	0	0.00/vr 0.00/mth	1/01/92	12/31/96
5-211	PROFIT CONTROL SYSTEMS	697	12.50/vr 1.04/mth	5/01/92	4/30/96
5-300	ADVANCE SYSTEMS TECHNIQUES, INC	2701	16.01/vr 1.33/mth	3/01/88	7/31/95
5-303	ANALYTICS, INC. (304)	0	0.00/vr 0.00/mth	9/01/92	8/31/97
5-304	ANALYTICS, INC	6095	13.31/vr 1.11/mth	9/01/92	8/31/97
5-305	ANALYTICS, INC. (304)	0	0.00/vr 0.00/mth	9/01/92	8/31/97
5-307	ANALYTICS, INC. (304)	0	0.00/vr 0.00/mth	9/01/92	8/31/97
5-308	ANALYTICS, INC. (304)	0	0.00/vr 0.00/mth	9/01/92	8/31/97

**EXHIBIT B**

S3781076

# UNOFFICIAL COPY

NEWSEY & SONS

10:46 am

9/17/93

User: PAT

Rent Roll

Page: 2

Property: NEWPORT OFFICE CENTER

Unit Reference Number	Name	Square Feet	Rent Per Square Foot	Lease Starting Date	Lease Exp. Date
5-369	EARL HALLMAN	341	15.31/vr 1.28/mth	8/01/89	8/31/94
5-400	ALCON GRAPHIC APPLIC. (SUBLEASE)	1628	12.13/vr 1.09/mth	7/15/92	7/31/97
5-401	INNOVATIVE COMPUTER PRODUCTS	1483	12.76/vr 1.06/mth	12/01/91	11/30/93
5-402	ALTA ENGINEERING, LTD	2200	15.68/vr 1.31/mth	7/01/90	6/30/95
5-404	VACANT	996	13.50/vr 1.13/mth		
5-405	OUTRIGGER MARKETING, INC	547	13.84/vr 1.15/mth	6/01/89	5/31/95
5-406	ALOMA AIRLINES, INC.	989	12.50/vr 1.04/mth	1/01/87	12/31/94
5-410	VACANT	458	13.50/vr 1.13/mth		
5-500	VACANT	1156	13.00/vr 1.08/mth		
5-500A	ROBERT A. MAGLIARDI	291	15.70/vr 1.31/mth	10/01/90	
5-501	A.E. KLAMITTER & ASSOC. (510)	0	0.00/vr 0.00/mth	10/01/91	1/31/95
5-502	VACANT	1035	14.01/vr 1.09/mth		
5-503	JACK F. VAINIS	1362	14.57/vr 1.21/mth	11/01/90	10/31/95
5-505	CHB, INC.	487	11.62/vr 0.95/mth	8/01/91	7/31/95
5-506	VACANT	524	12.00/vr 1.08/mth		
5-507	J.R. WILLIAMS CO.	466	13.65/vr 1.16/mth	5/01/92	4/30/94
5-508	A.E. KLAMITTER & ASSOC. (510)	0	0.00/vr 0.00/mth	3/01/93	1/31/96
5-510	A.E. KLAMITTER & ASSOC., INC	3651	12.00/vr 1.00/mth	2/01/89	1/31/96
5-600	EQUITY HOTEL CORP (SUBLEASE)	3250	12.50/vr 1.04/mth	3/01/92	2/28/94
5-9999	MISC CHARGES	0	0.00/vr 0.00/mth		

93781076

UNOFFICIAL COPY

COOK COUNTY: N.A. INERS  
FILED FOR RECORD

93 SEP 29 AM 11:20

93781076

Property of Cook County Clerk's Office