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Belmont National Bank of Chicago
79 N. Clark St.
Chicago, IL 60657

WHEN RECORDED MAIL TO:

Belmont National Bank of Chicago
79 N. Clark St.
Chicago, IL 60657

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DEPT-01 RECORDING \$27.50
T#8888 TRAN 4040 04/12/93 10:51:00
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COOK COUNTY RECORDED

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ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS IS DATED MARCH 1, 1993, between Harris Trust and Savings Bank, as Trustee under Trust Agreement dated 11/10/87 and known as Trust No. 32992, whose address is 111 W. Monroe St., Chicago, IL 60692 (referred to below as "Grantor"); and Belmont National Bank of Chicago, whose address is 3179 N. Clark St., Chicago, IL 60657 (referred to below as "Lender").

ASSIGNMENT. For valuable consideration, Grantor assigns and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in Cook County, State of Illinois:

PARCEL 1: Lots 1 and 2 in the Subdivision of South 143 feet of the West 99 feet 11 1/2 inches of Lot 8 in County Clerk's Division of Lots 3, 4, 5, 6, 7, 8, 9 and part of Lot 2 in Assessor's Division of Lots 27 and 28 in Pine Grove in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. **PARCEL 2:** The East 25 1/24 feet of the West 125 feet of the South 143 feet of Lot 8 in the County Clerk's Division of Lots 3, 4, 5, 6, 7, 8 and 9 and part of Lot 2 in the Assessor's Division of Lots 27 and 28 in Pine Grove, a subdivision of Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. **PARCEL 3:** The East 37 feet of the South 143 feet of Lot 8 in County Clerk's Division of Lots 3 to 9 and part of Lot 2 in Assessor's Division of Lots 27 and 28 in Pine Grove in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. **PARCEL 4:** The East 25 feet of the West 150 feet of the South 143 feet of Lot 8 in County Clerk's Division of Lots 3 to 9 and part of Lot 2 in Assessor's Division of Lots 27 and 28 in Pine Grove in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

The Real Property or its address is commonly known as 3201 N. Broadway, Chicago, IL 60657. The Real Property tax identification number is 14-21-314-023, 14-21-314-024, 14-21-314-025, 14-21-314-026, 14-21-314-027.

DEFINITIONS. The following words shall have the following meanings when used in this Assignment. Terms not otherwise defined in this Assignment shall have the meanings attributed to such terms in the Uniform Commercial Code. All references to dollar amounts shall mean amounts in lawful money of the United States of America.

Assignment. The word "Assignment" means this Assignment of Rents between Grantor and Lender, and includes without limitation all assignments and security interest provisions relating to the Rents.

Borrower. The word "Borrower" means Harris Trust and Savings Bank, as Trustee under Trust Agreement dated 11/10/87 and known as Trust No. 32992, and Evergreen Management Corporation, James Vreilos and Monica Vreilos.

Event of Default. The words "Event of Default" mean and include any of the Events of Default set forth below in the section titled "Events of Default".

Grantor. The word "Grantor" means any and all persons and entities executing this Assignment, including without limitation all Grantors named above. Any Grantor who signs this Assignment, but does not sign the Note, is signing this Assignment only to grant and convey that Grantor's interest in the Real Property and to grant a security interest in Grantor's interest in the Rents and Personal Property to Lender and is not personally liable under the Note except as otherwise provided by contract or law.

Indebtedness. The word "Indebtedness" means all principal and interest payable under the Note and any amounts expended or advanced by Lender to discharge obligations of Grantor or expenses incurred by Lender to enforce obligations of Grantor under this Assignment, together with interest on such amounts as provided in this Assignment.

Lender. The word "Lender" means Belmont National Bank of Chicago, its successors and assigns.

Note. The word "Note" means the promissory note or credit agreement dated March 1, 1993, in the original principal amount of \$161,667.46 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is a variable interest rate based upon an index. The index currently is 5.000% per annum. The interest rate to be applied to the unpaid principal balance of this Assignment shall be at a rate of 0.500 percentage point(s) over the index, subject however to the following minimum and maximum rates, resulting in an initial rate of 6.500% per annum. **NOTICE.** Under no circumstances shall the interest rate on this Assignment be less than 6.000% per annum or more than (except for any higher default rate shown below) the lesser of 16.000% per annum or the maximum rate allowed by applicable law.

Property. The word "Property" means the real property, and all improvements thereon, described above in the "Assignment" section.

Real Property. The words "Real Property" mean the property, interests and rights described above in the "Property Definition" section.

Related Documents. The words "Related Documents" mean and include without limitation all promissory notes, credit agreements, loan agreements, guarantees, security agreements, mortgages, deeds of trust, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all rents, revenues, income, issues, and profits from the Property, whether due now or later, including without limitation all Rents from all leases described on any exhibit attached to this Assignment.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF GRANTOR AND BORROWER UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S WAIVERS. Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency, to the extent Lender is otherwise entitled to a claim for deficiency before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that: (a) this Assignment is executed at Borrower's request and not at the request of Lender; (b) Grantor has the full power and right to enter into this Assignment and to hypothecate the Property; (c) Grantor has established adequate means of obtaining from Borrower, on a continuing basis information about Borrower's financial condition; and (d) Lender has made no representation to Grantor about Borrower (including without limitation the creditworthiness of Borrower).

BORROWER'S WAIVERS AND RESPONSIBILITIES. Lender need not tell Borrower about any action or inaction Lender takes in connection with this Assignment. Borrower assumes the responsibility for being and keeping informed about the Property. Borrower waives any defenses that may arise because of any action or inaction of Lender, including without limitation any failure of Lender to realize upon the Property, or any delay by Lender in

OWNER'S REPRESENTATIONS AND WARRANTIES WITH RESPECT TO THE RENTS. With respect to the Rents, Grantor represents and warrants that:

(a) Grantor is entitled to receive the Rent free and clear of all rights, liens, taxes, encumbrances, and claims except as disclosed to and known by Grantor in writing;

(b) Grantor has the full right, power, and authority to enter into this Assignment and to assign and convey the Rents to Lender;

(c) Grantor has not assigned, conveyed, or otherwise disposed of any of Grantor's rights in the Rents except as provided in this Assignment;

(d) Grantor has not been adjudicated bankrupt or insolvent, and is not subject to any bankruptcy proceeding;

(e) Grantor has not been declared a debtor in insolvency proceedings under any applicable law, and no such proceedings are pending against Grantor or any of its assets;

(f) Grantor has not been declared a defunct or dissolved under any applicable law, and no such proceedings are pending against Grantor or any of its assets;

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ASSIGNMENT OF RENTS
(Continued)

Mortgagee in Possession. Lender shall have the right to be placed as mortgagee in possession or to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the indebtedness. The mortgagee in possession or receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the indebtedness by a substantial amount. Employment by Lender shall not disqualify Lender from serving as a receiver.

Other Remedies. Lender shall have all other rights and remedies provided in this Assignment or the Note or by law.

Waiver; Election of Remedies. A waiver by any party of a breach of a provision of this Assignment shall not constitute a waiver of or prejudice to the party's rights otherwise to demand strict compliance with that provision or any other provision. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or take action to perform an obligation of Grantor or Borrower under this Assignment after failure of Grantor or Borrower to perform shall not affect Lender's right to declare a default and exercise its remedies under this Assignment.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Assignment, Lender shall be entitled to recover attorneys' fees at trial and on any appeal. Whether or not any court action is involved, all reasonable expenses incurred by Lender that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the indebtedness payable on demand and shall bear interest from the date of expenditure until repaid at the Note rate. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including attorneys' fees for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, and title insurance, to the extent permitted by applicable law. Borrower also will pay any court costs, in addition to all other sums provided by law.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Assignment.

Amendments. This Assignment, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Assignment. No alteration or amendment to this Assignment shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Applicable Law. This Assignment has been delivered to Lender and accepted by Lender in the State of Illinois. This Assignment shall be governed by and construed in accordance with the laws of the State of Illinois.

Multiple Parties; Corporate Authority. All obligations of Grantor and Borrower under this Assignment shall be joint and several, and all references to Grantor shall mean each and every Grantor, and all references to Borrower shall mean each and every Borrower. This means that each of the persons signing below is responsible for all obligations in this Assignment.

No Modification. Grantor shall not enter into any agreement with the holder of any mortgage, deed of trust, or other security agreement which has priority over this Assignment by which that agreement is modified, amended, extended, or renewed without the prior written consent of Lender. Grantor shall neither request nor accept any future advances under any such security agreement without the prior written consent of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Assignment to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to fit within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Assignment in all other respects shall remain valid and enforceable.

Successors and Assigns. Subject to the limitations stated in this Assignment on transfer of Grantor's interest, this Assignment shall be binding upon and inure to the benefit of the parties, their successors, and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Assignment and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Assignment or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Assignment.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Illinois as to all indebtedness secured by this Assignment.

Waiver of Right of Redemption. NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS ASSIGNMENT, GRANTOR HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY ORDER OR JUDGMENT OF FORECLOSURE ON BEHALF OF GRANTOR AND ON BEHALF OF EACH AND EVERY PERSON, EXCEPT JUDGMENT CREDITORS OF GRANTOR, ACQUIRING ANY INTEREST IN OR TITLE TO THE PROPERTY SUBSEQUENT TO THE DATE OF THIS ASSIGNMENT.

Waivers and Consents. Lender shall not be deemed to have waived any rights under this Assignment (or under the Related Documents) unless such waiver is in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by any party of a provision of this Assignment shall not constitute a waiver of or prejudice the party's right otherwise to demand strict compliance with that provision or any other provision. No prior waiver by Lender, nor any course of dealing between Lender and Grantor or Borrower, shall constitute a waiver of any of Lender's rights or any of Grantor or Borrower's obligations as to any future transactions. Whenever consent by Lender is required in this Assignment, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required.

GRANTOR'S LIABILITY. This Assignment is executed by Grantor, not personally but as Trustee as provided above in the exercise of the power and the authority conferred upon and vested in it as such Trustee (and Grantor thereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing in this Assignment or in the Note shall be construed as creating any liability on the part of Grantor personally to pay the Note or any interest that may accrue thereon, or any other indebtedness under this Assignment, or to perform any covenant either express or implied contained in this Assignment, all such liability, if any, being expressly waived by Lender and by every person now or hereafter claiming any right or security under this Assignment, and that so far as Grantor and its successors personally are concerned, the legal holder or holders of the Note and the owner or owners of any indebtedness shall look solely to the Property for the payment of the Note and indebtedness, by the enforcement of the lien created by this Assignment in the manner provided in the Note and hereon or by action to enforce the personal liability of any grantor or assignor.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT OF RENTS, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR, HARRIS TRUST, a Trustee under Trust Agreement dated 11/19/97

[Signature]
Harris Trust and Savings Bank as Trustee under Trust Agreement dated 11/19/97 one known as Trust No. 92992

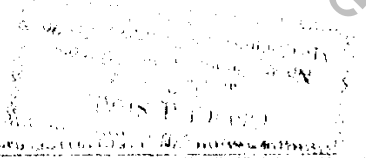
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INDIVIDUAL ACKNOWLEDGMENT

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Notary Public in and for the State of Illinois, My commission expires 12-31-92, Residing at 1000 North Dearborn Street, Chicago, Illinois 60610, I have seen the undersigned and official seal this 12-13-92 day of December, 1992. I have found no objection to the execution of the Assignment of Rents, and I have read and explained the contents thereof to the undersigned and he has acknowledged the same to me personally.

STATE OF ILLINOIS, County of Cook, I, Notary Public, do hereby certify that the undersigned, Harris Trust and Savings Bank, as Trustee under Trust Agreement dated 11/10/67 and known as Trust No. 32992, to me known to be the individual mentioned in and who executed the Assignment of Rents, and I have read and explained the contents thereof to the undersigned and he has acknowledged the same to me personally.