

ASSIGNMENT OF LEASE AND RENTS

This Assignment of Lease and Rents is made by Cole Taylor Bank, f/k/a Skopis Trust and Savings Bank, not individually, but solely as Trustee under Trust Agreement dated April 15, 1974 and known as Trust Number 91-336, as to Parcels 1, 2 and 3, and Chicago Tag and Label, Inc., an Illinois corporation, as to Parcel 4, to further secure an indebtedness in the principal amount of \$500,000.00 evidenced by a promissory note dated April 1, 1993, made by the undersigned, secured by a mortgage of even date herewith, mortgaging to Cole Taylor Bank (the "Bank") the real estate legally described in Exhibit A attached hereto and made a part hereof and located in Cook County, Illinois.

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In order to further secure the aforementioned indebtedness, and as part of the consideration of said transaction, the undersigned hereby assign, transfer, and set over unto said Bank, and/or its successors and assigns, all the rents now due or which may hereafter become due under or by virtue of any lease, either oral or written, or any letting of, or any agreement for the use or occupancy of any part of the premises herein described, which may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Bank under the power herein granted, it being the intention hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avails hereunder unto the Bank and especially those certain leases and agreements now existing upon the property hereinabove described.

The undersigned hereby irrevocably appoint the said Bank the Agent of the undersigned for the management of said property, and do hereby authorize the Bank to let and re-let said premises or any part thereof, according to its own discretion, and to bring or defend any suits in connection with said premises in its own name or in the name of any of the undersigned, as it may consider expedient, and to make such repairs to the premises as it may deem proper or advisable, and to do anything in and about said premises that the undersigned might do, hereby ratifying and confirming anything and everything that the said Bank may do.

It is understood and agreed that the said Bank shall have the power to use and apply said avails, issues and profits toward the payment of any present or future indebtedness or liability of the undersigned to the said Bank, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses for the care and management of said premises, including taxes, insurance, assessments, usual and customary commissions to a real estate broker for leasing said premises and collecting rents and the expense for such attorneys, agents and servants as may reasonably be necessary.

It is understood and agreed that the Bank will not exercise its rights under this Assignment until after default (including the expiration of any applicable grace period) in any payment secured by the mortgage or after a breach of any ~~other~~ ^{other} contracts.

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Cole Taylor Bank
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This Assignment and power of attorney shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns and assigns of the parties hereto and shall be construed as a covenant running with the land, and shall continue in full force and effect until all of the indebtedness or liability of any of the undersigned to the said Bank shall have been fully paid, at which time this Assignment and power of attorney shall terminate.

The failure of the Bank to exercise any right which it might exercise hereunder shall not be deemed a waiver by the Bank of its right of exercise thereafter.

GIVEN under our hand _____ and seal _____ this 31st day of MARCH, 1993.

Cole Taylor Bank, f/k/a Skokie Trust and Savings Bank, not individually, but solely as Trustee under Trust Agreement dated April 15, 1974 and known as Trust Number 91-336, as to Parcels 1, 2 and 3.

By: Noble A. Augustino, Sr.

Its: SR VP

Exoneration provision restricting any liability of Cole Taylor Bank (stamped on the reverse side hereof or attached hereto is hereby expressly made a part hereof.

Chicago Tag and Label, Inc., as to Parcel 4

By: J. Paul White

Its: President

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and to consent to the same, and to the same extent as if the same were made by the Trustee in its own right, and the Trustee hereby agrees to be bound by the same, and to defend and maintain the same, and to indemnify the Beneficiaries against all claims, damages, costs and expenses, including reasonable attorneys' fees, which may be asserted against or incurred by the Beneficiaries in connection with the same, and the Trustee hereby agrees to be bound by the same, and to defend and maintain the same, and to indemnify the Beneficiaries against all claims, damages, costs and expenses, including reasonable attorneys' fees, which may be asserted against or incurred by the Beneficiaries in connection with the same.

EXCULPATORY CLAUSE

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee, while in form purporting to be made by the Trustee, are in fact made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee, but as warranties, indemnities, representations, covenants, undertakings and agreements for the purpose of binding only that portion of the trust property specifically designated herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee, and that no personal liability or personal responsibility is, nor ever shall be, at any time be asserted or enforceable against Cole Taylor Bank or any of the beneficiaries under said Trust Agreement, on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

COLE TAYLOR BANK

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 22 AND LOTS 20 AND 21 IN BLOCK 2 IN FRAZIER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16-13-301-003, 16-13-301-004, 16-13-301-005

PARCEL 2:

LOTS 17, 18 AND 19 IN BLOCK 2 IN FRAZIER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16-13-301-006, 16-13-301-007, 16-13-301-008

PARCEL 3:

LOTS 14, 15 (EXCEPT THE SOUTH 8 FEET THEREOF) AND 16 IN BLOCK 2 IN FRAZIER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16-13-301-009, 16-13-301-010, 16-13-301-043

PARCEL 4:

LOTS 6 THROUGH 13, BOTH INCLUSIVE, AND LOTS 23 AND 24 IN BLOCK 2 IN FRAZIER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16-13-301-001 16-13-301-041

16-13-301-002 16-13-301-043

16-13-301-011 16-13-301-044

COMMONLY KNOWN AS 3049 WEST HARRISON STREET, CHICAGO, ILLINOIS 60612

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