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RECORDATION REQUESTED BY:

Park National Bank and Trust of Chicago
2100 South Elmhurst Rd.
Mt. Prospect, IL 60068

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1994 OCT 12 AM 11:25

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WHEN RECORDED MAIL TO:

Park National Bank and Trust of Chicago
2100 South Elmhurst Rd.
Mt. Prospect, IL 60068

SEND TAX NOTICES TO:

*First Bank of Oak Park, not personally but solely as Trustee
U/T/A dated 04-15-94 and known as Trust No. 13645
11 W. Madison Street
Oak Park, IL 60302

*Cosmopolitan Bank and Trust
Successor Trustee to
First Bank of Oak Park

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS IS DATED OCTOBER 4, 1994, between *First Bank of Oak Park, not personally but solely as Trustee U/T/A dated 04-15-94 and known as Trust No. 13645, whose address is 11 W. Madison Street, Oak Park, IL 60302 (referred to below as "Grantor"); and Park National Bank and Trust of Chicago, whose address is 2100 South Elmhurst Rd., Mt. Prospect, IL 60068 (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:

LOTS 1, 2, 3 AND 4 IN THE RESUBDIVISION OF OAKTON MANOR 4TH ADDITION, BEING A SUBDIVISION OF THE EAST 10 ACRES OF 2 IN OWNER'S PARTITION OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 832-42 N. Forestview, Park Ridge, IL 60068. The Real Property tax identification number is 09-27-112-027.

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 Forestview Associates, Inc.

Event of Default. The words "Event of Default" mean and include without limitation 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 Park National Bank and Trust of Chicago, its successors and assigns.

Note. The word "Note" means the promissory note or credit agreement dated October 4, 1994, in the original principal amount of \$940,000.00 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 7.750% per annum. The interest rate to be applied to the unpaid principal balance of this Assignment shall be at a rate of 1.000 percentage point(s) over the index, resulting in an initial rate of 8.750% per annum. NOTICE: Under no circumstances shall the interest rate on the Assignment be more than 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, environmental 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, profits and proceeds 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 realizing upon the Property. Borrower agrees to remain liable under the Note with Lender no matter what action Lender takes or fails to take under this Assignment.

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Assignment, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

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

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Oversight. Grantor is entitled to receive the Rents free and clear of all rights, loans, liens, encumbrances, and claims except as disclosed to and

accorded by Lender in writing.

Right to Assign. Grantor has the full right, power, and authority to enter into the Assignment and to assign and convey the Rents to Lender.

No Prior Assignment. Grantor has not previously assigned or conveyed the Rents to any other person by any instrument now in force.

No Further Transfer. Grantor will not sell, assign, encumber, or otherwise dispose of any of Grantor's rights in the Rents except as provided in the Agreement.

LESSOR'S RIGHT TO COLLECT RENTS. Lender shall have the right at any time, and granted the following rights, powers and authority to collect and receive the Rents. For this purpose, Lender is hereby given and granted the following rights, powers and authority:
Notice to Tenants. Lender may send notice to any and all tenants of the Property advising them of the Assignment and directing all Rents to be paid directly to Lender or Lender's agent.
Enter the Property. Lender may enter upon and take possession of the Property; demand, collect and receive from the tenants or from any other persons liable therefor, all of the Rents; institute and carry on all legal proceedings necessary for the protection of the Property, including such proceedings as may be necessary to recover possession of the Property; collect the Rents and remove any tenant or tenants or other persons from the Property.

Maintain the Property. Lender may enter upon the Property to maintain the Property and keep the same in repair; to pay the costs thereof; and of all services of all employees, including their equipment, and of all continuing costs and expenses of maintaining the Property in proper repair and condition; and also to pay all taxes, assessments and water utilities, and the premiums on fire and other insurance effected by Lender on the Property.
Compliance with Laws. Lender may do any and all things to execute and comply with the laws of the State of Illinois and also all other laws, rules, orders, ordinances and requirements of all other governmental agencies affecting the Property.
Lease the Property. Lender may rent or lease the whole or any part of the Property for such term or terms and on such conditions as Lender may deem appropriate.

Employ Agents. Lender may engage such agent or agents as Lender may deem appropriate, either in Lender's name or in Grantor's name, to rent and manage the Property, including the collection and application of Rents.
Other Acts. Lender may do all such other things and acts with respect to the Property as Lender may deem appropriate and may act exclusively and solely in the place and stead of Grantor and to have all of the powers of Grantor for the purposes stated above.
No Requirement to Act. Lender shall not be required to do any of the foregoing acts or things, and the fact that Lender shall have performed one or more of the foregoing acts or things shall not require Lender to do any other specific act or thing.

APPLICATION OF RENTS. All costs and expenses incurred by Lender in connection with the Property shall be for Grantor and Borrower's account and Lender may pay such costs and expenses from the Rents. Lender, in its sole discretion, shall determine the application of any and all Rents received by it; however, any such Rents received by Lender which are not applied to such costs and expenses shall be applied to the indebtedness. All expenditures made by Lender under the Assignment and not reimbursed from the Rents shall become a part of the indebtedness secured by this Assignment, and shall be payable on demand, with interest at the Note rate from date of expenditure until paid.

FULL PERFORMANCE. If Grantor pays all of the indebtedness when due and otherwise performs all the obligations imposed upon Grantor under this Assignment, the Note, and the Related Documents, Lender shall execute and deliver to Grantor a suitable satisfaction of the Assignment and suitable statements of termination of any financing statement and any financing statement on the evidencing Lender's security interest in the Rents and the Property. Any termination fee required by law shall be paid by Grantor, if permitted by applicable law. If, however, payment is made by Borrower, whether voluntarily or otherwise, or by grantor or to any third party, on the indebtedness as a result of bankruptcy law or law for the relief of debtors, (a) to Borrowers' trustee in bankruptcy or to any similar person under any federal or state bankruptcy law or law for the relief of debtors, (b) by reason of any judgment, decree or order of any court or administrative body having jurisdiction over Lender or any of Lender's property, or (c) by reason of any settlement or compromise of any claim made by Lender with any claimant (including without limitation Borrower), the indebtedness shall be considered unpaid for the purpose of enforcement of the Assignment and the Assignment shall continue to be effective or shall be reinstated, as the case may be, notwithstanding any cancellation of the Assignment or of any note or other instrument or agreement evidencing the indebtedness and the Property will continue to secure the amount repaid or recovered to the same extent as if that amount never had been originally received by Lender, and Grantor shall be bound by any judgment, decree, order, settlement or compromise relating to the indebtedness or to the Assignment.

EXPENDITURES BY LENDER. If Grantor fails to comply with any provision of the Assignment, or if any action or proceeding is commenced that would materially affect Lender's interests in the Property, Lender shall not be required to take any action that Lender deems appropriate. Any amount that Lender expends in so doing will bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses, at Lender's option, (a) shall be payable on demand, (b) shall be added to the balance of the Note and be amortized among and be payable with any installment payments to become due during either (i) the term of any applicable insurance policy or (ii) the remaining term of the Note, or (c) be treated as a balloon payment which will be due and payable at the Note's maturity. The Assignment also will secure payment of these amounts. The rights provided for in the paragraph shall be in addition to any other rights or any remedies to which Lender may be entitled on account of the default. Any such action Lender shall not be construed as curing the default so as to bar Lender from any remedy that it otherwise would have had.

DEFAULT. Each of the following, at the option of Lender, shall constitute an event of default (Event of Default) under the Assignment:
Default in Favor of Third Parties. Should Borrower or any Grantor default under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any creditor or person that may materially affect any of Borrower's property or Borrower's or any Grantor's ability to repay the loans or perform their respective obligations under the Assignment or any of the Related Documents.
False Statements. Any warranty, representation or statement made or furnished to Lender by or on behalf of Grantor or Borrower under the Assignment, the Note or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished.
Other Defaults. Failure of Grantor or Borrower to comply with any term, obligation, covenant, or condition contained in any other agreement between Grantor or Borrower and Lender.
Insolvency. The dissolution or termination of Grantor or Borrower's existence as a going business, the insolvency of Grantor or Borrower, the appointment of a receiver for any part of Grantor or Borrower's property, any assignment for the benefit of creditors, any type of creditor workout, foreclosure, forfeiture, etc. Commencement of foreclosure or foreclosure proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against any of the Property. However, this subsection shall not apply in the event of a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the foreclosure or forfeiture proceeding, provided that Grantor gives Lender written notice of such claim and furnishes reserves or a surety bond for the claim satisfactory to Lender.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor or any of the indebtedness or such Guarantor dies or becomes incompetent or any Guarantor revokes any guaranty of the indebtedness. Lender, at its option, may, but shall not be required to, permit the Guarantor's estate to assume unconditionally the obligations arising under the guaranty in a manner satisfactory to Lender, and, in doing so, cure the Event of Default.
Insolvency. Lender reasonably deems itself insecure.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of any Event of Default and at any time thereafter, Lender may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:
Accelerate Indebtedness. Lender shall have the right at its option without notice to Borrower to declare the entire indebtedness immediately due and payable, including any prepayment penalty, which Borrower would be required to pay.
Collect Rents. Lender shall have the right, without notice to Grantor or Borrower, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds of such collection to the indebtedness, in furtherance of the Assignment.

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Notary Public in and for the State of _____
My Commission Expires _____
Meeting at _____
By _____
the Assignment on behalf of the corporation.

On the _____ day of _____ 19____
and _____
before me, the undersigned Notary Public, personally appeared _____
of First Bank of Oak Park, not personally but solely as Trustee U/T/A dated 04-15-84 and known as Trust No. 13465, and known to me to be authorized agents of the corporation that executed the Assignment of Rents and acknowledged the Assignment to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the use and purposes therein mentioned, and on oath stated that they are authorized to execute the Assignment and in fact executed

CORPORATE ACKNOWLEDGMENT

By _____ Authorized Signer

_____, Authorized Signer

For signatures and executory provisions, see rider hereto attached which is expressly incorporated hereinto and made a part hereof.

GRANTOR: _____
First Bank of Oak Park, not personally but solely as Trustee U/T/A dated 04-15-84 and known as Trust No. 13465

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

Waiver and Consent. Lender shall not be deemed to have waived any rights under the 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 the Assignment shall not constitute a waiver of 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 Lender's obligations as to any future transaction. Whenever consent by Lender is required in the Assignment, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required.

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 the Assignment.

Time is of the Essence. Time is of the essence in the performance of the Assignment. Grantor shall be liable for the performance of the Assignment under the obligation of the Assignment or liability under the indebtedness.

Successors and Assigns. Subject to the limitations stated in the 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 the Assignment and the indebtedness by way of forbearance or extension without releasing Grantor from the obligation of the Assignment or liability under the indebtedness.

Severability. If a court of competent jurisdiction finds any provision of the 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 person or circumstance. If feasible, any such offending provision shall be deemed to be modified to conform to the intent of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of the Assignment in all other respects shall remain valid and enforceable.

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 the Assignment by which the 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.

Multiple Parties; Corporate Authority. All obligations of Grantor and Borrower under the 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 the Assignment.

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.

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

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of the Assignment:
Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of the Assignment, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and on any appeal. Whether or not any court action is involved, all reasonable expenses incurred by Lender 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 the 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 the records (including foreclosure reports), surveys, reports, and appraisal fees, and the insurance, to the extent permitted by applicable law. Borrower also will pay any court costs, in addition to all other sums provided by law.

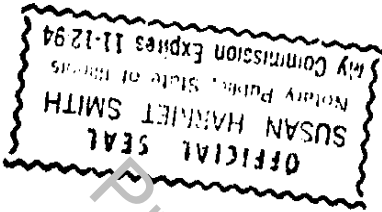
Waiver; Election of Remedies. A waiver by any party of a breach of a provision of the Assignment shall not constitute a waiver of or prejudice the party's right otherwise to demand strict compliance with that provision or any other provision. Election by Lender to pursue any remedy shall not exclude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

Other Remedies. Lender shall have all other rights and remedies provided in the Assignment or the Note or by law.
Election of Remedies. A waiver by any party of a breach of a provision of the 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. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditure or take action to perform an obligation of Grantor or Borrower under the Assignment after failure of Grantor or Borrower to perform shall not affect Lender's right to declare a default and exercise its remedies under the Assignment.

Mortgages 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 foreclosures 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 a person from serving as a receiver.

the right. Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under the subparagraph either in person, by agent, or through a receiver.

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Susan Harriet Smith
NOTARY PUBLIC

October _____ A.D., 19 94

GIVEN under my hand and Notarial seal, this _____ day of _____
of said COSMOPOLITAN BANK AND TRUST for the uses and purposes therein set forth.
own free and voluntary act and as the free and voluntary act
of the corporate seal to be affixed to said instrument as said Assistant Trust Officer
and there acknowledged that said Assistant Trust Officer as custodian
purposes therein set forth, and the said Assistant Trust Officer then
as the free and voluntary act of said COSMOPOLITAN BANK AND TRUST for the uses and
they signed and delivered the said instrument as their own free and voluntary act and
respectively, appeared before me this day in person and acknowledged that
such Vice President and Trust Officer and Assistant Trust Officer
me to be the same persons whose names are subscribed to the foregoing instrument as
John Mach, of COSMOPOLITAN BANK AND TRUST, personally known to
HEREBY CERTIFY that the above named Frank J. Frucha III and
I, the undersigned, a Notary Public in and for the County and State aforesaid, do

STATE OF ILLINOIS
SS
COUNTY OF COOK

ATTEST: *[Signature]*
Assistant Trust Officer
BY: *[Signature]*
Vice President and Trust Officer

IN WITNESS WHEREOF, COSMOPOLITAN BANK AND TRUST, not personally but as Trustee as
aforesaid, has caused these presents to be signed by its Vice President and Trust Officer
and its corporate seal to be hereunto affixed and attested by its Assistant Trust
Officer this _____ day of October _____, 19 94.

THIS ASSIGNMENT OF RENTS is executed by COSMOPOLITAN BANK AND TRUST not personally
but as Trustee as aforesaid in the exercise of the power and authority conferred upon
and vested in it as such Trustee (and said COSMOPOLITAN BANK AND TRUST hereby warrants
that it possesses full power and authority to execute this instrument) and it is
expressly understood and agreed that nothing herein or in said note contained shall be
construed as creating any liability on the said COSMOPOLITAN BANK AND TRUST, either
individually or as Trustee aforesaid, personally to pay the said note or any interest
that may accrue thereon, or any indebtedness accruing hereunder, or to perform any
covenant either express or implied herein contained all such liability, if any, being
expressly waived by the Mortgagee and by every person now or hereafter claiming any
right or security hereunder, and that so far as COSMOPOLITAN BANK AND TRUST, either
individually or as Trustee aforesaid, or its successors, personally are concerned, the
legal holder or holders of said note and the owner or owners of any indebtedness
accruing hereunder shall look solely to the premises hereby conveyed for the payment
thereof, by the enforcement of the lien hereby created in the manner herein and in said
note provided or by action to enforce the personal liability of the guarantor, if any.

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