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ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS IS DATED MARCH 8, 1994, between Maywood-Proviso State Bank, as Truste whose address & 411 Madison Street, Maywood, IL. 60153 (referred to below as "Grantor"); and Bank of Hilleide, whose at reas is P.O. Box 6(i6, Hillside, IL 60162 (referred to below as "Lender").

ASSIGNMENT. For implicable consideration, Grantor sesigns 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 112, 113, 114 & 115 IN GEORGE F. NIXON AND COMPANY'S TERMINAL ADDITION TO WESTCHESTER, BEING A SUBDIVISION OF (EXCEPT THE CHICAGO MADISON AND NORTHERN RAILROAD AND THE PLINOIS CENTRAL RAILROAD) THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 9901 Derby Lane, Westchester, IL 60154. The Real Property tex identification number is 15-21-204-027-0000, 15-21-204-028-0000, 16-21-204-029-0000 and 16-21-204-030-0000.

DEFINITIONS. The following words shall have the lowering meanings when used in this Assignment. Terms not otherwise defined in this Assignment shall have the meanings altibuted to such terms in the Universal 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 Runts.

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

Grantor. The word "Grantor" means Maywood-Proviso State Balls. Trustee under that certain Trust Agreement dated February 3, 1994 and known as Maywood-Proviso State Bank, Trust 19617.

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

Leader. The word "Leader" means Bank of Hillside, its successors and assigns.

Note. The word "Note" means the promissory note or credit agreement dated Ma ch 8, 1994, in the original principal amount of \$50,000,00 from Grantor to Lender, together with all renewals of, extensions or, and infications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 8.500°.

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

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

Related Docum ients. The words "Related Occuments" mean and include without limitation all (mimissory notes, credit agreements, loan agreements, guaranties, security agreements, mortgages, deeds of trust, and all other instruments, to elements and documents, whether now or harvester existing, executed in connection with the indebtedness.

Stants. The word "Rents" means all rents, revenues, income, issues, and profits from the Property, who her 🔑 now or later, including without lation all Flents 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 AMY AND ALL OBLIGATIONS OF GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT II, GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Assignment, Grantor shall pay to Lender all uniounts secured by this Assignment as they become due, and shall shirtly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to obligations are provided below and so long as there is no detault 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 Lander that:

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

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

the Pytor 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

LENDER'S RIGHT TO COLLECT RENTS. Lender shall have the right at any time, and even though no default shall have occurred under this Assignment, 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 notices to any and all tenants of the Property advising them of this 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 13.00 r ing gift galleria a Schill also be c

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,

may deem appropriet Faces the Property. Lender may rank or lease the whole or any part of the Property for such term or terms and on such conditions as Lander

Other Acts. Lender may do all such other things and acts with respect to the Property as Lender may deem appropriate and may acr exclusively and solely in the piece and stead of Granior and to the purposes stated above. Employ Agents: Lander may engage such agent or agents as Lander may deem appropriate, either in Lender's name or in Grantor's name, to reme, the Property, including the collection and application of Rents.

No Requirement to Act. Lender shell 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.

APPLICATION OF RENTS. All costs and expenses incurred by Lender in connection with the Property shall be for Granfor's account and Lander, in its sole decreation, shall determine the application of any and all from the Rents and expenses the application of any and all from the Rents and expenses the application of any and the received by Lander which are not reimbursed from the Rents shall be application of the Indebledness. All expenditures made by Lander this Assignment and not reimbursed from the Rents shall be applied to the indebledness secured by this Assignment, and shall be expended to the indepledness secured by this Assignment, and shall be applied to the indepledness secured by this Assignment, and shall be applied to the indepledness secured by this Assignment, and

FIRE PERFORMANCE. If Granfor pays all of the indebiedness when due and otherwise performs all the obligations imposed upon Granfor under this sequing the house of termination of any line model, Lender shall execute and deliver to Granfor a suitable satisfaction of the Assignment on the anderstring Lender's security interest in the Rente and the Property. Any termination has required by law shall be paid by Granfor, if permitted by applicable law.

Superiorities BY LIBBORIA. If Grantor, in personal of the hospital of the Assignment, or if any action or proceeding is commenced that would be required to, take any ecolom that Lander's character in the Property, Lender on Grantor's behalf may, but it has not be required to, take any ection that Lander's option, will see the such appropriate. Any amount that Lender superiors in the response to the desire on demand. (b) be acted to the before the flose from the action to the peakens of the Notes and be apply. At near among and be payable with any installment payments to become due during either. (i) he stand to the hole, or (c) be treated as a believe perment which will be the flose and payment of the hole, or (c) be treated as a believe perment which will be supplied to any applicable insurance and be applied to the constitution to the definition of the holes are the flose treated to the flose and the action of the supplied to any applicable insurance. The rights provided for in this paragraphs shall be in addition to any other rights or any applicable insurance. The rights provided for in this paragraphs are the flose and the payment also will assume the contract of the flose and the supplied on account of the desirat. Any such action by Lender shall not be constitued as curing the desirat so as to be constitued as curing the desirat and action by Lender shall be in addition to any other than any other than any or and constitute of any constitute of the constitution of the desirat constitution of the constitution of th

DEFABLY: Each of the folior Ang, at the option of Lender, shall constitute an event of default ("Event of Default") under this Assignment:

Default on indetitednes of Granior to make any payment when due on the Indebischess.

And the second s Compliance Default. Fallure to 2 mpty with any other term, obligation, coverent or condition contained in this Assignment, the Mote or in any of the Related Documents.

Breaches. Any warranty, represent you or statement made or furnished to Lender by or on behalf of Grantor under this Assignment, the Mote or the Related Documents is, or at the this first and the transfer or provided was, take in any material respect.

Other Detaults. Fellure of Grantor to col.; or with any term, obligation, coverant, or condition contained in any other agreement between Grantor

Insolvency. The insolvency of Grantor, apt oint of a receiver for any part of Grantor's property, any easignment for the benefit of Grantor of any proceeding under any housiness. Except to the extent prohibited by tederal term or littrote law, the details of Grantor of British also shall consillate. In Except to the extent prohibited by tederal term or littrote law, the details of Grantor (if Grantor as an individual) also shall consillate. In Except to the exaginment.

Foreclosure, Forteiture, set.. Commencement of loracit.** A totalitue proceeding, whether by judicial proceeding, sett-halp, represented any other method, by any creditor of feathfor by any gove remained, by any creditor of feathfor by the fropent, fromew, this subsection shall not apply proceeding, provided that Grantor gives Lender written notice of a schools and furnishes reserves or a surety bond for the claim selectory to Lender.

Events Affecting Guarantor. Any of the preceding events occur? W.A. respect to any Guarantor of any of the indebtedness or such Guarantor

jusecratily. Lander reasonably deems itself insecure.

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RIGHTS AND REMEDIES ON DEFALLT. Upon the occurrence of any Event of Columbia and at any time thereafter, Landar may evertise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

Desired where. Entities said apply the net proceeds, over and above Lender's costs, agencs in includedness. In furthersnow, in the proceeds, over and above Lender's costs, agencs in includedness. In furthersnow of this right, window in the Property to make payments of ent or use less discipling to Conder, it is Property to make payments of ent or use less discipling to colored the proceeds. Payments are instrumed. It is require in response to collected by Lender or other insections in response to Lender's demand shall said in the Property of the proceeds. Payments by tender or other insections to collected the proceeds. Payments by the process of the proceeds are made, whether or other were to 1 ander in response to Lender's demand shall said in the collected the person, by agent, or its any proper grounds for the collected may be accounted the person, by agent, or its though a receiver. Collect Rents. Lender shall have the right, writhout notice to Grantor, to take possession of the Property and collect the Rents, including emounts Accelerate indebiedness. Lender shall have the right at its option without notice to declare the entire indebiedness immediately due and payable, including any prepayment penalty which Grantor would be required to the contract of the cont

possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the cross of the Property and epply the proceeds, owe and above the cost of the receiver may serve without bond if permitted by text. Lenders agist to the epply ment of the property ascended fine indebledness by a substantable to the property ascended the indebledness by a substantable to the property ascende the indebledness by a substantable amount. Employment his Lenders shall not dequality a mention are a mention are a mention. Mortgages in Possession Cander shall have the right to be pieced as mortgages in possession or (5 hive a receiver appointed to take

a person from serving as a receiver

edites. Lender shall have all other rights and remedes provided in this Assignment or the Note or by law

Welver; Election of Remedise. A weiver by any party of a breach of this Assignment shall not consists a weiver of or pressence with their provision of this provision. Election by Lender to pursue any namedy shall not exclude pursuit of any other remedy, and an election to make supermentation by Lender to partorn an obligation of Grantor under this Assignment after failure of Grantor to perform shall not effect Lender's right to declare a default and exercise its remedies under this Assignment.

Attorneys' less; Expenses. It Lender Institutes any sult or action to anlorce any of the terms of this Assignment, Lender shall be emissioned as researce the action on any appeal. Whether or not any occur action is involved, all researce as a first and on any time for the protection of its interest on the indicated and the protection of its interest on the indicated bear accessery at any time for the protection of its interest on the indicated bear accessery at any time for the protection of the indicated of the indicated one indicated by the paragraph indicated and single indicated and indicated indicated any single indicated indicated indicated any submitted on the paragraph of the indicated paragraphs and called a paragraph indicated and single indicated and single indicated paragraphs and the indicated and single indicated paragraphs and the indicated paragraphs and the indicated and single indicated paragraphs and the indicated paragraphs and the indicated paragraphs and the indicated paragraphs in the indicated paragraphs and the insurance are indicated and the insurance are indicated and the insurance are indicated and insurance are insurance and insurance in the insurance are insurance and insurance in the insurance are insurance in the insurance in insurance in the insurance in the insurance in the insurance in insurance in the insurance in the insurance in the insurance in insurance in the insurance in the insurance in the insurance in insurance in the insurance in the insurance in the insurance in insurance in the insurance in the insurance in the insurance in insurance in the insurance in insurance in insurance in insurance

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

the party or parties sought to be charged or bound by the alteration or amendment. Amendments, (1)the Assignment, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the Assignment. No elleration of or amendment to this Assignment shall be effective unless given in witing and signed by the matter amendment to the natural or the matter amendment.

Applicable Law. This Assignment has been delivered to Lender and accepted by Lender in the State of Minote. This Assignment the laws of Minote.

e. Severability. It is sound on eartheight in the manufacture in the se invested or three in invested or the second or the secon No Moderation. Granor shall not enter into any agreement with the holder of any mortgage, deed of trust, or other security agreement without are included, extended, or enterward without the prior written consent of Lander. Grantor shall not a foot the prior written consent of Lander. Grantor shall not a foot any such a shall be prior written consent of Lander.

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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 be 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 shell 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.

Watver 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 /issignment.

Walver 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.

Walvers 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 demands strict compliance with that provision or any other provision. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or any of Grantor'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 instance shall not constitute continuing consent to

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 real the Note or any interest that may accrue thereon, or any other indebtedness under this Assignment, or to perform any coverant either express or high decontained in this Assignment, all such liability, if any, being expressly walved by Lender and by every person now or hereafter claiming any right or solution to what is 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 his Assignment in the manner provided in the Note and herein or by action to enforce the personal liability of any guarantor.

MAYWOOD-PROVISO STATE BANK ACKNOWLEDGES IT HAS READ ALL THE PROVISIONS OF THIS ASSIGNMENT AND NOT PERSONALLY, BUT AS TRUSTEE AS PROVIDED ABOVE HAS CAUSED THIS ASSIGNMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS AND ITS CORPORATE SEAL TO BE HEREUNTO AFTIMEN.

GRANTOR: Meywood-Provino State Bank	, 1
Py: Trypomical	Assistant Secretary
CORPORATE ACKNOWLEDGMENT	
STATE OF ILLINOIS	55
COUNTY OF COOK	4/2
On this 8th day of March 19 94, before me, in undersigned Notary Public, personally appeared Trust Officer of Maywood-Proviso State Bank, and known to me to be an authorized agent of the corporation that executed the Assignment of Rents and acknowledged the Assignment to be the tree and voluntary act and deed of the corporation by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein nemittated, and on oath stated that he or she is authorized to execute this Assignment and in fact executed the Assignment on belief of the corporation. By Residing at 411 MADISON, MAYWOOD, IL 60153 Notary Public in end for the State of ILIINOSS My commission explice 20/26/97 ASER PRO. Res. U.S. Pat. & T.M. Off., Ver. 3. (Thi) GM-File Service flow.	
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