

# UNOFFICIAL COPY

PREPARED BY:  
Edward F. Miller  
(CLOS Center)

95670459

WHEN RECORDED RETURN TO:

NBD BANK  
8001 Lincoln Avenue  
Skokie, Illinois 60077  
ATTN: Frederick E. Thompson

DEPT-01 RECORDING \$29.50

T#0003 TRAN 5019 10/03/95 14:23:00

95670459

COOK COUNTY RECORDER

NBD

## Assignment of Real Estate Leases and Rentals

Assignment dated August 15, 1995, by NBD Bank not personally, but as Trustee under a Trust Agreement dated January 18, 1995 and known as Trust Number 53224-S1 ("Mortgagor") whose address is 211 South Wheaton Avenue, Wheaton, IL 60187 to NBD Bank, an Illinois banking corporation ("Bank") whose address is 211 South Wheaton Avenue, Wheaton, Illinois 60187.

Mortgagor has executed and delivered to Bank a Mortgage on the following described real property (the "Premises").

Land located in the Village of Northbrook, Cook County, Illinois:

PARCEL 1: LOT 1 OF OWNER'S CONSOLIDATION OF PART OF THE LOTS AND BLOCKS IN HUGHES-BROWN-MOORE CORPORATION'S SECOND ADDITION AND HUGHES-BROWN-MOORE CORPORATION'S THIRD ADDITION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF THE VACATED STREETS LYING BETWEEN AND ADJOINING SAID LOTS AND BLOCKS AND PART OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 LYING NORTH OF SAID HUGHES-BROWN-MOORE CORPORATION'S SECOND ADDITION, ALL LYING SOUTHERLY AND WESTERLY OF THE EDENS EXPRESS WAY, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OVER THE PROPERTY SET FORTH IN INSTRUMENT RECORDED AS DOCUMENT NO. 85-341184 FOR THE BENEFIT OF PARCEL 1.

PARCEL 3: EASEMENT FOR PARKING AND INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED IN INSTRUMENT RECORDED AS DOCUMENT NO. 95364680 OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOT 1 IN VELYN MICHELS' CONSOLIDATION IN SECTIONS 11 AND 12, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JUNE 5, 1995 AS DOCUMENT NO. 95363638, DESCRIBED AS FOLLOWS:

BEGINNING AT THAT CERTAIN CORNER OF LOT 1 DEFINED BY THE INTERSECTION OF THOSE TWO SIDES OF SAID LOT WHICH ARE 55.02 FEET AND 33.00 FEET IN LENGTH;

THENCE SOUTHWARD, ALONG AN EXTENSION OF THE AFOREMENTIONED SIDE 55.02 FEET IN LENGTH, A DISTANCE OF 76.35 FEET TO AN INTERSECTION WITH THE EASTWARD EXTENSION OF A LINE DRAWN PARALLEL WITH, AND 20.00 FEET SOUTHERLY FROM, THAT CERTAIN SIDE OF LOT 1 WHICH IS 208.52 FEET IN LENGTH;

THENCE WESTWARD, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, ALONG SAID EASTWARD EXTENSION AND ALONG SAID PARALLEL LINE, A DISTANCE OF 236.27 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF AN EASEMENT FOR INGRESS AND EGRESS RECORDED DECEMBER 12, 1985 AS DOCUMENT NO. 85-341184.

THENCE NORTHEASTWARDLY ALONG SAID EASTERLY LINE A DISTANCE OF 22.15 FEET TO AN

2950

# UNOFFICIAL COPY

INTERSECTION WITH THE AFOREMENTIONED LINE 208.52 FEET IN LENGTH, SAID INTERSECTION BEING 34.59 FEET EASTERLY OF THE WESTERLY TERMINUS OF SAID LINE;

THENCE EASTWARD ALONG SAID LINE A DISTANCE OF 173.93 FEET TO THE EASTERLY TERMINUS THEREOF;

THENCE EASTWARD, NORTHEASTWARD AND NORTHWARD ALONG AN EXTERIOR LINE OF LOT 1, BEING HERE A CURVED LINE, TANGENT TO THE LAST DESCRIBED LINE, CONVEXED SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET, A DISTANCE OF 31.33 FEET TO THE NORTHERLY TERMINUS OF SAID LINE;

THENCE NORTHWARD ALONG AN EXTERIOR LINE OF LOT 1, TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 36.43 FEET TO THE NORTHERLY TERMINUS OF SAID LINE;

THENCE EASTWARD ALONG THE AFOREMENTIONED SIDE 33.00 FEET IN LENGTH TO THE POINT OF BEGINNING.

PARCEL 4: EASEMENT FOR A SIGN AS CREATED IN DOCUMENT RECORDED AS DOCUMENT NO. 95364681 FOR THE BENEFIT OF PARCEL 1 OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOT 1 IN EVELYN MICHELS' CONSOLIDATION IN SECTIONS 11 AND 12, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JUNE 5, 1995 AS DOCUMENT NO. 95363638, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 1 IN EVELYN MICHELS' CONSOLIDATION AFORESAID;

THENCE NORTHEASTWARDLY ALONG A WESTERLY LINE OF SAID LOT A DISTANCE OF 101.54 FEET;

THENCE SOUTHWARDLY ALONG A LINE FORMING AN ANGLE OF 19 DEGREES, 10 MINUTES, 44 SECONDS WITH THE LAST DESCRIBED LINE, AS MEASURED COUNTER-CLOCKWISE FROM SOUTHWESTWARDLY TO SOUTHWARDLY, A DISTANCE OF 133.15 FEET TO A POINT ON A WESTERLY LINE OF LOT 1 AFORESAID;

THENCE NORTHWESTWARDLY ON SAID WESTERLY LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

AND AN ELECTRIC EASEMENT CREATED BY THE SAME INSTRUMENT OVER THE FOLLOWING DESCRIBED PROPERTY:

A STRIP OF LAND IN LOT 1 IN EVELYN MICHELS' CONSOLIDATION IN SECTIONS 11 AND 12, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON JUNE 5, 1995 AS DOCUMENT NO. 95363638, WHICH STRIP OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT 1 IN EVELYN MICHELS' CONSOLIDATION AFORESAID;

THENCE NORTHEASTWARDLY ALONG A WESTERLY LINE OF SAID LOT A DISTANCE OF 101.54 FEET TO THE POINT OF BEGINNING;

THENCE NORTHEASTWARDLY ALONG A WESTERLY LINE OF LOT 1 A DISTANCE OF 102.00 FEET TO AN ANGLE POINT IN SAID LINE;

THENCE NORTHWESTWARDLY ALONG A WESTERLY LINE OF LOT 1 A DISTANCE OF 48.00 FEET AN ANGLE POINT IN SAID LINE;

THENCE NORTHWARD ALONG A WEST LINE OF LOT 1 A DISTANCE OF 65.80 FEET TO THE NORTHWEST

# UNOFFICIAL COPY

CORNER OF SAID LOT;

THENCE EASTWARD ALONG A NORTH LINE OF SAID LOT A DISTANCE OF 10.00 FEET;

THENCE SOUTHWARD, ALONG A LINE DRAWN PARALLEL WITH AND 10.00 FEET EAST FROM THE AFOREMENTIONED LINE 65.80 FEET IN LENGTH, A DISTANCE OF 59.46 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 10.00 FEET NORTHEASTERLY FROM THE AFOREMENTIONED LINE 48.00 FEET IN LENGTH;

THENCE SOUTHEASTWARDLY ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 51.65 FEET, TO AN INTERSECTION WITH THE NORTHWARD EXTENSION OF A LINE DRAWN PARALLEL WITH AND 10.00 FEET EASTERLY FROM THE AFOREMENTIONED LINE 102.00 FEET IN LENGTH.

THENCE SOUTHWARDLY ALONG THE LAST DESCRIBED PARALLEL LINE AND THE SOUTHWARD EXTENSION THEREOF, A DISTANCE OF 170.36 FEET TO A POINT ON A WESTERLY LINE OF THAT PART OF SUNSET RIDGE ROAD VACATED BY DOCUMENT NO. 85-125294, RECORDED JULY 30, 1985;

THENCE NORTHEASTWARDLY ALONG SAID WESTERLY LINE A DISTANCE OF 59.21 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

Commonly known as: 885 Sunset Ridge Road, Northbrook, IL 60062 and 933 Skokie Boulevard, Northbrook, IL 60062

Tax Parcel Identification No.: 04-12-112-001

For the purpose of further securing the Mortgage and the underlying debt secured by the Mortgage ("the Debt"), Mortgagor assigns to the Bank all leases now in existence or executed at a later date, either oral or written, and all extensions, renewals and replacements of the leases, or holdovers under the leases, and all rents and security deposits derived from the Premises and the buildings and improvements on it. Copies of existing leases and lease amendments have been delivered to the Bank. Mortgagor will provide copies of any future leases and lease amendments to Bank.

The Bank shall have complete authority in case of default in the terms of the Mortgage or the Debt to demand and collect the rents, to take possession of the Premises without having a receiver appointed, to rent and manage the premises and to apply the net proceeds of the rent toward the Debt secured by the Mortgage until it is paid in full, or until title is obtained through foreclosure or otherwise. The Mortgagor consents to the appointment of a receiver if this is believed necessary by the Bank. Taking possession of the Premises or collecting rent shall not constitute a cure or waiver of any existing default.

## MORTGAGOR REPRESENTS AND COVENANTS AS FOLLOWS:

1. Mortgagor will fulfill and perform its obligations under all leases and give Bank prompt notice of any default in the performance of the terms and conditions of the leases by either Mortgagor or tenant, together with copies of notices sent or received by Mortgagor in connection with any lease.
2. Mortgagor shall not in any way amend, assign, cancel or terminate any lease, accept a surrender, nor accept any payment of rent more than one month in advance, without the prior written consent of the Bank, except that Mortgagor may increase lease rentals without the Bank's consent.
3. Mortgagor will appear and defend or prosecute any action growing out of any lease at the Mortgagor's cost and expense.
4. The Bank may but shall not be required to make any payment including necessary costs, expenses and reasonable attorney fees, or perform any action required of the Mortgagor under any lease, without releasing the Mortgagor from the obligation to do so and without notice to or demand on the Mortgagor. Mortgagor will, immediately upon demand, reimburse the Bank for all such costs, expenses and fees, together with interest at the highest rate permitted by any instrument evidencing any of the Debt, all of which shall be added to the Debt.
5. Mortgagor has not previously assigned any of its rights under any lease; it has not accepted rent more than 30 days in advance of accrual; there is no present default by any tenant; all existing leases are in full force and effect and unmodified, except as shown, and to the best of its knowledge, no person or entity other than authorized tenants is in possession of the Premises.
6. The Bank shall not be obligated by this Assignment to perform or discharge any obligation under any lease and Mortgagor agrees to indemnify the Bank and hold it harmless from all liability or damage which it may incur under any lease and from all claims and demands which may be asserted against it by reason of any alleged obligation on its part to perform any terms of any lease. Should Bank incur any liability, damages or costs associated with its defense, all such amounts shall be secured by this Assignment and the Mortgage and Mortgagor shall immediately reimburse the Bank upon demand for all such amounts together with interest at the highest rate permitted by any instrument evidencing any of the Debt.
7. Mortgagor covenants not to execute any other assignment of the leases or lease rentals as security for any debt without the prior written consent of Bank.

# UNOFFICIAL COPY

Any notice which either party may give or is required to give under this Assignment, shall be made in writing and shall be effective when sent as registered mail, postage prepaid, addressed to the other party at the addresses first set forth above or at such other address as the parties shall provide to each other in writing.

If any provision of this Assignment is in conflict with any statute or rule of law or is otherwise unenforceable for any reason whatsoever, then the provision shall be deemed null and void to the extent of such conflict or unenforceability and shall be deemed severable from but shall not invalidate any other provisions of this Assignment. No waiver by the Bank of any right or remedy granted or failure to insist on strict performance by the Mortgagor shall affect or act as a waiver of any other right or remedy of the Bank, nor affect the subsequent exercise of the same right or remedy by the Bank for any subsequent default by the Mortgagor, and all rights and remedies of the Bank are cumulative.

These promises and agreements shall bind and these rights shall be to the benefit of the parties and their respective successors and assigns. If there is more than one Mortgagor, the obligations under this Assignment shall be joint and several.

This assignment shall be governed by Illinois law except to the extent it is preempted by Federal law or regulations.

**WAIVER OF JURY TRIAL:** The Bank and the Mortgagor after consulting or having had the opportunity to consult with counsel, knowingly, voluntarily and intentionally waive any right either of them may have to a trial by jury in any litigation based upon or arising out of this Assignment or any related instrument or agreement or any of the transactions contemplated by this Assignment or any course of conduct, dealing, statements, (whether oral or written) or actions of either of them. Neither the Bank nor the Mortgagor shall seek to consolidate, by counterclaim or otherwise, any such action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived. These provisions shall not be deemed to have been modified in any respect or relinquished by either the Bank or the Mortgagor except by a written instrument executed by both of them.

Executed by the Mortgagor on the date first written above.

EXONERATION PROVISION RESTRICTING  
ANY LIABILITY OF NBD BANK ATTACHED  
HERETO IS HEREBY EXPRESSLY MADE A  
PART HEREOF.

## MORTGAGOR:

NBD Bank not personally, but as Trustee under a Trust Agreement dated January 18, 1995, and known as Trust Number 53224

By:

David Rosenfeld

David Rosenfeld

Printed Name

AVP/TO

Title

By:

Joseph F. Sochacki

Joseph F. Sochacki

Printed Name

TO

Title

95070159

# UNOFFICIAL COPY

State of Illinois )

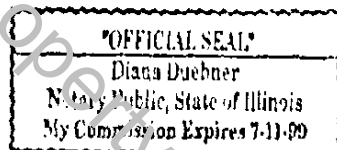
County of Cook )

SS

I, Diana Duebner, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David Rosenfeld of NBD Bank, Trust Division in Illinois (corporation) (association) and Joseph E. Sochacki of said (corporation) (association) personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Trust Officer, respectively, appeared before me this day 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) (association), as Trustee, for the uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that he, as custodian of the corporate seal of said (corporation) (association), affixed the said corporate seal of said (corporation) (association) to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said (corporation) (association), as Trustee, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29th day of September, 1995.

My Commission Expires:



Diana Duebner, Notary Public

Edward F. Miller/2796  
NBD 141-2922 10/94

RIDER ATTACHED TO AND MADE A PART OF ASSIGNMENT OF RENTS

DATED August 15, 1995 UNDER TRUST NO. 53224-SK

This ASSIGNMENT OF RENTS is executed by NBD BANK, not personally but as Trustee under Trust No. 53224-SK. It is expressly understood and agreed by the parties hereto, anything contained therein to the contrary notwithstanding, that each and all of the promises, covenants, undertakings and agreements herein made are not intended as personal promises, covenants, undertakings and agreements of the said Trustee, nor as any admission that said Trustee is entitled to any of the rents, issues, or profits under the said Trust, it being understood by all parties hereto that the Trustee at no time is entitled to receive any of the rents, issues, or profits of or from said trust property. This instrument is executed by NBD Bank, as Trustee, solely in the exercise of the authority conferred upon it as said Trustee, and no personal liability or responsibility shall be assumed by, nor at any time be asserted or enforced against it, its agents or employees, on account hereof, or on account of any promises, covenants, undertakings or agreements herein or in said Note contained, either expressed or implied, all such liability, if any, being expressly waived and released by the mortgagee or holders of said Note and by all persons claiming by, through or under said mortgage or the holder or holders, owner or owners of said Note, and by every person now or hereafter claiming any right or security thereunder. It is understood and agreed that NBD Bank, individually or as Trustee, shall have no obligation to see to the performance or nonperformance of any of the covenants or promises herein contained, and shall not be liable for any action or nonaction taken in violation of any of the covenants herein contained.

It is also expressly understood and agreed by every person, firm or corporation claiming any interest under this document that NBD Bank, shall have no liability, contingent or otherwise, arising out of, or in any way related to, (i) the presence, disposal, release or threatened release of any hazardous materials on, over, under, from or affecting the property, soil, water, vegetation, building, personal property, persons or animals thereof; (ii) any personal injury (including wrongful death) or property damage (real or personal) arising out of or related to such hazardous materials; (iii) any lawsuit brought or threatened, settlement reached or government order relating to such hazardous materials, and/or (iv) any violation of laws, orders, regulations, requirements or demands of government authorities, or any policies or requirements of the Trustee which are based upon or in any way related to such hazardous materials including, without limitation, attorneys' and consultants' fees, investigation and laboratory fees, court costs, and litigation expenses.

In the event of any conflict between the provisions of this exculpatory rider and the provisions of the document to which it is attached, the provisions of this rider shall govern.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

95570459