

ASSIGNMENT OF RENTS

The Assignor, New Faith Baptist Church, of 740 East 91st Place, Chicago, Illinois 60619, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby sell, assign, transfer and set over unto the Assignee, Willie Neal, 8201 S. Wood St., Chicago, Illinois 60620, his heirs and assigns, all of the avails, rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, written or verbal, or any letting of, or any agreement for the use or occupancy of any part of the premises hereinafter described (the "Real Property"), which may have been heretofore or may be hereafter made or agreed to, it being the intention to hereby establish a collateral transfer and collateral assignment of all such leases and agreements and all the avails thereunder unto the Assignee, to wit: **SEE ATTACHED EXHIBIT "A"**

~~A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 17 IN WARFIELD AND HOLMAN'S REEFDIVISION OF BLOCK 8 IN SECTION 17, IN ADDITION TO WASHINGTON HEIGHTS, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,~~

Commonly known as: 10540 S. Halsted Chicago, Illinois 60628

Permanent Index Numbers: 25-17-222-040 through 25-17-222-046

Assignor hereby irrevocably appoints the Assignee as its true and lawful attorney to collect all of said avails, rents, issues and profits arising or accruing at any time hereafter, and all now due or that may hereafter become due under each and every lease or agreement, written or verbal, existing or to hereafter exist, for the Real Property, and to use such measures, legal or

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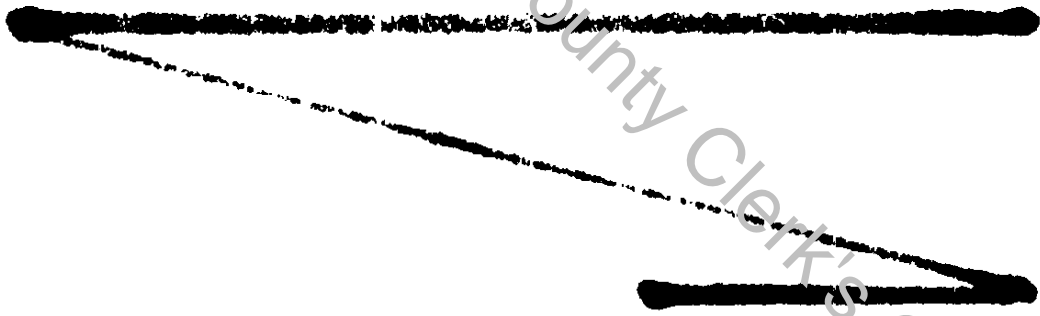
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equitable, as in its discretion may be deemed proper or necessary to enforce the payment or the security of such avails, rents, issues and profits, or to secure and maintain possession of the Real Property or any portion thereof and to fill any and all vacancies, and to rent, lease or let any portion of the Real Property to any party or parties at its discretion, hereby granting full power and authority to exercise each and every right, privilege and power herein granted at any and all times hereafter without notice to the Assignor, and further, with power to use and apply said avails, issues and profits to the payment of any indebtedness or liability of the Assignor to the Assignee, due or to become due, or that may hereafter be contracted for, and also to the payment of all expenses and the care and management of the Real Property, including property taxes and assessments, and the interest on encumbrances, if any, which may be in Assignee's judgment proper and advisable, hereby ratifying all that Assignee may do by virtue hereof.

IN WITNESS WHEREOF, New Faith Baptist Church has caused this Assignment of Rents to be duly signed, sealed and delivered the day and year above written.

**NEW FAITH BAPTIST CHURCH,**

By: \_\_\_\_\_

Its: \_\_\_\_\_

*Ray Cooper*  
*Lathrop Spivey*  
*Albert D. Rogers*

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## EXHIBIT "A"

### Legal Description

for Property commonly known as  
10540 South Halsted, Chicago, IL 60628

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Lots 17-22 in Warfield and Holman's Resubdivision of Block 8 in Section 17 Addition to Washington Heights in the East 1/2 of the Northeast 1/4 of Section 17, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.'s: 25-17-222-040 through 25-17-222-046.

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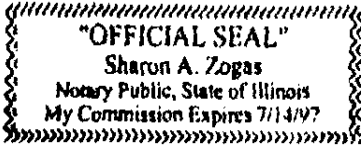
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State of Illinois, County of Cook, ss: Sharon A. Zogas, a Notary Public in and for said County and State, do hereby certify that I, Sharon A. Zogas, personally known to me to be the same person(s) whose name(s) and subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the purposes and therein set forth. Given under my hand and official seal, this 29th day of December, 1994.

My commission expires:



*[Signature]*  
Notary Public

This instrument prepared by Edward A. Gorman, Esq., 401 S. La Salle Street, Chicago, IL 60605

Return to: Dennis J. Luper, Esq., Three First National Plaza, Ste 1990, Chicago, IL 60602

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