

ASSIGNMENT OF RENTS

KNOW ALL MEN
BY THESE PRESENTS
THAT the Assignor,
CMD L.P., an
Illinois Limited
Partnership,
of the City of
Chicago, County of
Cook, State of
Illinois, in
consideration
of One Dollar and
other good and
valuable consideration

. DEPT-01 RECORDING \$25.00
. T90012 TRAN 8921 01/29/96 09:23:00
. #1899 + CG *-96-074128
. COOK COUNTY RECORDER

in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over unto the Assignee, HENRY SILVERMAN, of Lincolnwood, Illinois, his executors, administrators and assigns, all the avails, rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of, or any agreement for the use or occupancy of any part of the premises hereinafter described, which may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Assignee under the power herein granted, it being the intention to hereby establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the Assignee.

SEE LEGAL DESCRIPTION ATTACHED HERETO

PERMANENT REAL ESTATE INDEX NUMBER: 17-32-300-087-0000

ADDRESS OF PREMISES: 1453 West 38th Street, Chicago, Illinois.

and the Assignor hereby irrevocably appoints the Assignee as his 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 said premises, and to use such measures, legal or equitable, as in his 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 said premises or any portion thereof and to fill any and all vacancies, and to rent, lease or let any portion of said premises to any party or parties at his discretion, hereby granting full power and authority to exercise each and every the rights, privileges and powers 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, and also to the payment of all

75-74307-001

JS. V.

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BOX 333-CTI

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expenses and the care and management of said premises, including taxes and assessments, and the interest on incumbrances, if any, which may in said attorney's judgment be deemed proper and advisable, hereby ratifying all that said attorney may do by virtue hereof.

This Assignment of Rents is for the purpose of securing the indebtedness for the premises which is the subject of this Assignment of Rents. The Assignee agrees that it will not make a demand for avails, rents, issues and profits until a default by the Assignor has occurred. Any lessee must make such payments to the Assignee upon the demand of the Assignee without further inquiry, and such required payment of avails, rents, issues and profits by the lessee to the Assignee shall be a full defense for such lessee for any claim of avails, rents, issues and profits by the Assignor.

Given under my hand and seal this 25th day of January, 1996.

CMD L.P., an Illinois
Limited Partnership

By: CMD REAL PROPERTY, INC.,
an Illinois corporation,
General Partner

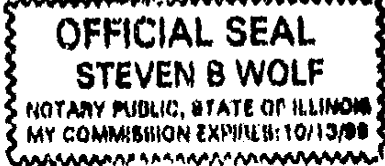
By: Casey Cochrane
President

Attest: Casey Cochrane
Secretary

STATE OF ILLINOIS
COUNTY OF COOK

I, Steven B. Wolf, a notary public in and for said County, in the State aforesaid, do hereby certify that the President and Secretary of CMD Real Property, Inc., General partner of CMD L.P., personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25th day of January, 1996.



[Signature]
Notary Public

This instrument was prepared by: Robert A. Schuman, 555 Skokie Blvd., Suite 500, Northbrook, Illinois 60062.

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STREET ADDRESS: 1453 W 38TH STREET
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 17-32-300-087-0000

LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

LYING SOUTH OF A LINE 25 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, LYING EAST OF A LINE 815.65 (ALSO BEING THE CENTERLINE OF AN EXISTING 12 INCH WIDE WALL) FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 32, AND LYING NORTHWESTERLY OF THE NORTHWESTERLY DOCK LINE OF THE WEST ARM OF THE SOUTH FORK OF THE SOUTH BRANCH OF THE CHICAGO RIVER, AS ESTABLISHED BY ORDINANCE OF THE CITY OF CHICAGO, DATED JULY 17, 1911.

(EXCEPT THAT PART THEREOF FALLING IN THE FOLLOWING DESCRIBED PARCEL OF LAND:
COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND; THENCE SOUTH 00 DEGREES, 01 MINUTES, 39 SECONDS WEST, ALONG THE CENTERLINE OF THE EXISTING WALL, A DISTANCE OF 315.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 58 MINUTES, 21 SECONDS EAST ALONG THE CENTERLINE OF AN EXISTING WALL, A DISTANCE OF 16.05 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 39 SECONDS WEST, ALONG THE CENTERLINE OF AN EXISTING WALL, A DISTANCE OF 24.15 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 21 SECONDS EAST, ALONG THE CENTERLINE OF A WALL, A DISTANCE OF 0.50 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 39 SECONDS WEST, ALONG THE OUTSIDE FACE OF AN EXISTING WALL, A DISTANCE OF 10.25 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 21 SECONDS WEST, ALONG THE OUTSIDE FACE OF AN EXISTING WALL; A DISTANCE OF 16.55 FEET TO THE CENTERLINE OF AN EXISTING WALL, THENCE NORTH 00 DEGREES, 01 MINUTES, 39 SECONDS, EAST ALONG SAID CENTERLINE, A DISTANCE OF 34.40 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

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