

THIS DOCUMENT PREPARED BY  
AND AFTER RECORDING SHOULD  
BE MAILED TO:

Harold S. Dembo  
KATZ RANDALL & WEINBERG  
333 West Wacker Drive  
Suite 1800  
Chicago, Illinois 60606  
KRW File No. 0827200000

DEPT-01 RECORDING \$43.50  
T40089 TRAM 9550 07/07/97 13:17:00  
43262 + SK \*-97-485472  
COOK COUNTY RECORDER



**ASSIGNMENT OF RENTS AND LEASES**

97-475 GNT

43

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THIS ASSIGNMENT is made as of July 1, 1997, by MIDWEST TRUST SERVICES, INC., not personally but solely as Trustee under Trust Agreement dated June 18, 1997 and known as Trust Number 97-3-7187, whose address is 1606 North Harlem Avenue, Elmwood Park, Illinois 60635 (hereinafter called the "Assignor"), in favor of MIDWEST BANK AND TRUST COMPANY, with its principal place of business at 501 West North Avenue, Melrose Park, Illinois 60160 (hereinafter called the "Bank").

**WITNESSETH:**

**WHEREAS**, the Assignor and its sole beneficiary, 3703 WEST LAKE, L.L.C., an Illinois limited liability company ("Beneficiary") are jointly and severally liable to the Bank pursuant to a Mortgage Note, dated of even date herewith, in the principal amount of TWO MILLION FOUR HUNDRED THOUSAND DOLLARS (\$2,400,000.00) (hereinafter called the "Mortgage Note"); and

**WHEREAS**, to secure payment of the Mortgage Note, the Assignor has executed and delivered to the Bank a Mortgage and Security Agreement of even date herewith (hereinafter called the "Mortgage"), covering, inter alia, real estate situated in the Village of Glenview, County of Cook, State of Illinois, legally described on Exhibit "A" attached hereto and hereby made a part hereof, and the buildings and improvements and certain furniture, fixtures, furnishings, equipment, machinery and personal property owned by the Assignor now or hereafter located thereon (hereinafter collectively called the "Mortgaged Premises"); and

**WHEREAS**, the Bank, as a condition to making the loan evidenced by the Mortgage Note, has required the execution of this Assignment,

**NOW, THEREFORE**, in consideration of the premises, and in further consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) paid by the Bank to the Assignor, the receipt and sufficiency of which are hereby acknowledged, the Assignor does

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hereby grant, transfer, assign, set over and deliver to the Bank all of the Assignor's right, title and interest in, to and under all leases, subleases, licenses, concessions, tenancies and any other agreements creating the right of possession or the right of use without a transfer of title, whether written or oral, now or hereafter existing, and covering all or any part of the Mortgaged Premises, together with any and all security deposits made thereunder, all extensions, amendments, modifications, renewals and replacements of any thereof, and any guaranties of the lessee's, sublessee's, licensee's, concessionaire's, tenant's or user's (hereinafter collectively called "Lessees") obligations under any thereof, each of said leases, subleases, licenses, concessions, tenancies and agreements now existing and hereafter executed or entered, together with all such deposits, extensions, amendments, modifications, renewals, replacements and guaranties, being hereinafter collectively referred to as the "Leases." In addition to the foregoing, the Assignor does further hereby grant, transfer, set over and assign to the Bank all of the rents, income, revenues, royalties, issues, avails and profits, including, without limitation, all amounts payable to the Assignor on account of maintenance, repairs, taxes, insurance and common area or other charges by any other party to any Lease, and all amounts paid in compromise or in cancellation of Leases by any party thereto other than the Assignor, now or hereafter accruing or owing under or from Leases or otherwise from the Mortgaged Premises or any part thereof, whether accruing before or after foreclosure of the Mortgage or during any period of redemption therefrom (hereinafter collectively called "Rentals"). All of said Leases and Rentals are being hereby granted, transferred, set over and assigned for the purpose of securing:

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- (1) Payment of all of the Liabilities; and
- (2) Performance and discharge of each and every obligation, covenant and agreement of the Assignor contained herein, in the Mortgage Note, in the Mortgage, and in any other instrument which secures or refers to the Mortgage Note (collectively, the "Loan Documents");
- (3) Performance and discharge of each and every obligation, covenant and agreement of the Beneficiary contained in any of the Loan Documents.

**A. To protect the security of this Assignment, the Assignor agrees as follows:**

1. To faithfully abide by, observe, perform and discharge each and every term, condition, obligation, covenant and agreement which the Assignor is now, or hereafter becomes, liable to observe, perform or discharge under the Leases; to give prompt written notice to the Bank of any notice of default under any Lease on the part of the Assignor received from a Lessee under any Lease, together with an accurate, complete copy of any such notice; and, at the sole cost and expense of the Assignor, to enforce or secure the performance of each and every obligation, covenant, condition and agreement to be performed by the Lessees under the Leases.
2. At the Assignor's sole cost and expense, to appear in and defend any dispute, action or proceeding arising under, growing out of or in any manner connected with or affecting any of the Leases or the obligations, duties or liabilities of the Assignor or any Lessee

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thereunder, and to pay all costs and expenses of the Bank, including reasonable attorneys' fees (prior to trial, at trial and on appeal), incurred in connection with any such dispute, action or proceeding in which the Bank may appear or with respect to which it may otherwise incur costs or expenses, whether or not the Bank prevails therein.

3. Should the Assignor fail to make any payment or to do any act as herein provided, then the Bank may, but without obligation to do so, without notice or demand to or upon the Assignor, and without releasing the Assignor from any obligation hereof, make or do the same in such manner and to such extent as the Bank may deem necessary or desirable to protect the security hereof, including specifically, without limiting its general powers, appearing in and defending any action or proceeding purporting to affect the security hereof or the rights or powers of the Bank, and observing, performing and discharging each and every obligation, covenant and agreement of the Assignor in the Leases contained. In exercising any such powers, the Bank may pay its costs and expenses, employ counsel and incur and pay reasonable attorneys' fees (prior to trial, at trial and on appeal).

4. To reimburse the Bank, upon demand, for all the sums expended by the Bank under the authority hereof, together with interest thereon as specified in the Loan Agreements from the date expended.

5. Until the Liabilities shall have been paid in full, the Assignor covenants and agrees to provide the Bank with any executed copies of all Leases, to assign to the Bank any and all subsequent Leases upon all or any part of the Mortgaged Premises, and to make, execute and deliver to the Bank, upon demand, any and all instruments that may be necessary or desirable therefor or to otherwise effectuate the terms of this Assignment. The terms and conditions of this Assignment shall, however, apply to any such subsequent Leases, whether or not such instruments are executed or delivered by the Assignor, provided, however, Assignor shall not be required to procure Bank's consent with respect to any Lease prepared in accordance with Assignor's standard lease form approved by Bank and not exceeding 2,500 leasable square feet ("Pre-Approved Lease").

6. Assignor agrees, without the prior consent and approval of the Bank, not to lease (whether long term or on a month to month basis) the Mortgaged Premises or any portion thereof; not to reduce rents, or accept rents more than one (1) month in advance; not to incur any indebtedness for borrowed money or otherwise to the tenant or guarantor of any Lease; not to waive, excuse or condone or in manner release or discharge the Lessees thereunder from any obligation, covenant, condition or agreement by said Lessee to be performed thereunder, including the obligation to pay the rental called for in the Leases in the manner and at the places and times specified therein; and not to modify, amend, extend or in any way alter the terms of said Leases and not to terminate the term of or accept a surrender thereof; and not to enter into any new Lease. The Assignor does by these presents expressly release, relinquish and surrender unto the Bank all of the Assignor's right, power and authority to modify, amend, extend, waive or in any manner alter the terms and provisions of the Leases, to reduce Rentals, to waive, excuse or condone a default by a Lessee, to release or discharge any Lessee, to cancel or terminate the term of a Lease or to accept a surrender thereof, and to enter into any new Lease. Any attempt

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on the part of the Assignor to exercise any such right, power or authority, without the prior written consent of the Bank, shall be a nullity and shall be a default hereunder.

7. Assignor agrees not to consent to any assignment or sublease by a Lessee of any of its rights, title or interest in, to or under any Lease, unless such assignment or sublease is specifically authorized by the Bank in writing or unless such assignment or sublease is specifically permitted under the terms of such Lease.

B. The Assignor hereby covenants and represents and warrants to the Bank that:

1. The Assignor has good right and lawful authority to assign, and has not executed any prior assignment or alienation of, its rights, title and interest in, to and under the Leases and the Rentals, or otherwise encumbered the same, except by the Mortgage.

2. The Assignor has not performed or committed any act or executed any instrument, and is not bound by any law, statute, regulations, order, mortgage, indenture, contract or agreement, which might prevent the Bank from operating under any of the terms and provisions hereof, or which would limit the Bank in such operation.

3. Except for any Pre-Approved Lease, no Rental has been or will be paid by any Lessee, nor has been or will be collected or accepted by the Assignor, for more than one (1) month in advance, and the payment of none of the Rentals to accrue for any portion of the Mortgaged Premises has been or will be in any other manner anticipated, waived, released, excused, reduced, discounted, or otherwise discharged or compromised by the Assignor. The Assignor hereby waives any right of set off against any person in possession of any portion of the Mortgaged Premises. The Assignor has not incurred and shall not incur any indebtedness to any Lessee.

4. The Assignor shall not execute or agree to any other assignment, pledge, encumbrance or transfer of any of the Leases or Rentals.

5. The Leases in existence as of the date of this Assignment, as described in the Rent Roll which is attached hereto as Exhibit "B," are in full force and effect and have not been amended or modified; and there is no default now existing under the Leases, nor has any event occurred which, with the passage of time and/or the giving of notice, would constitute a default thereunder, which has not been cured.

6. The Assignor shall not permit any of the Leases to become subordinate to any lien other than the liens hereof and of the Mortgage.

C. It is mutually agreed that:

1. This is a present, absolute, effective and completed assignment by the Assignor to the Bank of the Leases and Rentals. However, so long as there exists no default or

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on the part of the Assignor to exercise any such right, power or authority, without the prior written consent of the Bank, shall be a nullity and shall be a default hereunder.

7. Assignor agrees not to consent to any assignment or sublease by a Lessee of any of its rights, title or interest in, to or under any Lease, unless such assignment or sublease is specifically authorized by the Bank in writing or unless such assignment or sublease is specifically permitted under the terms of such Lease.

**B. The Assignor hereby covenants and represents and warrants to the Bank that:**

1. The Assignor has good right and lawful authority to assign, and has not executed any prior assignment or alienation of, its rights, title and interest in, to and under the Leases and in the Rentals, or otherwise encumbered the same, except by the Mortgage.

2. The Assignor has not performed or committed any act or executed any instrument, and is not bound by any law, statute, regulations, order, mortgage, indenture, contract or agreement, which might prevent the Bank from operating under any of the terms and provisions hereof, or which would limit the Bank in such operation.

3. Except for any Pre-Approved Lease, no Rental has been or will be paid by any Lessee, nor has been or will be collected or accepted by the Assignor, for more than one (1) month in advance, and the payment of none of the Rentals to accrue for any portion of the Mortgaged Premises has been or will be in any other manner anticipated, waived, released, excused, reduced, discounted, or otherwise discharged or compromised by the Assignor. The Assignor hereby waives any right of set off against any person in possession of any portion of the Mortgaged Premises. The Assignor has not incurred and shall not incur any indebtedness to any Lessee.

4. The Assignor shall not execute or agree to any other assignment, pledge, encumbrance or transfer of any of the Leases or Rentals.

5. The Leases in existence as of the date of this Assignment, as described in the Rent Roll which is attached hereto as Exhibit "B," are in full force and effect and have not been amended or modified; and there is no default now existing under the Leases, nor has any event occurred which, with the passage of time and/or the giving of notice, would constitute a default thereunder, which has not been cured.

6. The Assignor shall not permit any of the Leases to become subordinate to any lien other than the liens hereof and of the Mortgage.

**C. It is mutually agreed that:**

1. This is a present, absolute, effective and completed assignment by the Assignor to the Bank of the Leases and Rentals. However, so long as there exists no default or

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event of default under the Mortgage Note or the Mortgage, and no default exists in the performance of any obligation, covenant or agreement herein contained, the Assignor shall have a conditional license to collect, but not more than one (1) month in advance, all Rentals from the Mortgaged Premises, in trust for the Bank, and to use the same for payment of Taxes (as that term is defined in the Mortgage), insurance premiums which the Assignor is required to pay under Section 8 of the Mortgage, all other costs and expenses which the Assignor is required to pay under and pursuant to the Mortgage and to this Assignment, and the indebtedness secured hereby, as and when due, before using said Rentals for any other purpose.

2. Upon or at any time after the occurrence of an Event of Default, or if any representation or warranty made by the Assignor to the Bank in connection herewith is untrue in any material respect, the Bank may, at its option, without notice, either in person or by agent, without regard for the adequacy of the security for the indebtedness secured hereby or the solvency of the Assignor, with or without bringing any action or proceeding, or by a receiver or trustee to be appointed by a court, enter upon, take possession of, maintain, manage and operate the Mortgaged Premises, make, enforce, modify and accept the surrender of Leases, obtain or evict tenants, fix or modify Rentals, refund and collect security deposits, make tenant improvements, and do any acts which the Bank deems proper to protect the security hereof, and either with or without taking possession of the Mortgaged Premises, in its own name or in the Assignor's name, sue for or otherwise demand, collect and receive all Rentals, and apply the same upon the costs of collection thereof, including the reasonable fees and costs of agents and attorneys employed by the Bank; upon the costs of managing and operating the Mortgaged Premises, including taxes, insurance, maintenance, repairs and the fees of a professional managing agent; and upon any indebtedness secured hereby, in such order as the Bank may determine, subject to applicable statutory requirements if any. The Bank or such a receiver shall be entitled to remain in possession of the Mortgaged Premises and to collect the Rentals throughout any statutory period of redemption from a foreclosure sale. The entering upon and taking possession of the Mortgaged Premises, the collection of such Rentals and the application thereof as aforesaid shall not cure or waive any Event of Default or waive, modify or affect any notice of default, or invalidate any act done pursuant to such Event of Default or notice of default. The Bank may, without entering into possession or pursuing any other remedy as provided in this section or at law or in equity, or in conjunction with such possession or pursuit of other remedy, give notice to any or all Lessees authorizing and directing said Lessees to pay Rentals directly to the Bank. If a Lessee receives such a notice, the Assignor hereby directs such Lessee to make payment pursuant thereto, and it shall be conclusively presumed, as between the Assignor and such Lessee, that the Lessee is obligated and entitled to make such payment to the Bank, and that such payment constitutes payment of Rentals under the Lease in question. Such notice may be given either in the Bank's or in the Assignor's name. The Assignor shall in every way facilitate the payment of Rentals to the Bank, when the Bank has the right to receive the same hereunder. The Bank shall be accountable only for Rentals actually collected hereunder and not for the rental value of the Mortgaged Premises. The Bank's failure to collect, or discontinuance from collecting, at any time, and from time to time, any Rentals shall not in any manner affect the rights of the Bank to thereafter collect the same. The Assignor hereby grants to the Bank an irrevocable power of attorney to perform all of the acts and things provided for in this section and in section C.1 hereof as the Assignor's agent and in the Assignor's name.

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3. The Bank shall not be deemed to be a partner or, or a joint venturer with, the Assignor with respect to the Mortgaged Premises, or to be a participant of any kind in the management or operation of the Mortgaged Premises. The Bank shall not be obligated to perform or discharge, nor does it hereby undertake to perform or discharge, any obligation, duty or liability under any Lease, or with respect to the Mortgaged Premises or the inspection, maintenance or repair thereof, under or by reason of the Assignment. The Bank shall have no liability to any person, party or entity as the result of any death, bodily or personal injury, or property damage occurring in, on or about the Mortgaged Premises, and the Assignor shall and does hereby agree to defend and indemnify the Bank against, and to hold it harmless from, any and all liability, loss or damage which the Bank may or might incur under the Leases, by reason of any death, bodily or personal injury or property damage occurring on or about the Mortgaged Premises, or otherwise under or by reason of this Assignment, and against and from any and all claims and demands whatsoever which may be asserted against the Bank by reason of any alleged obligation or undertaking on its part to perform or discharge any of the terms, covenants or agreements contained in any Lease, or by reason of any such death, personal injury or property damage. Should the Bank incur any such liability, loss or damage under any Lease, by reason of any such death, bodily or personal injury or property damage, or under or by reason of this Assignment, or in the defense against any such claims or demands, the amount thereof, including costs, expenses and reasonable attorneys' fees (including such costs, expenses and fees on appeal), whether or not the Bank prevails therein, together with interest thereon at the interest rate specified in the Loan Agreements or the Loan Documents from the date paid, and the Assignor shall reimburse the Bank therefor immediately upon demand. Neither this Assignment, nor the exercise by the Bank of its rights hereunder, shall be deemed to constitute the Bank a mortgagee in possession of the Mortgaged Premises, unless the Bank expressly elects in writing to be so constituted.

4. If any default or event of default by the Assignor shall occur under the Mortgage Note or under the Mortgage, or if default shall occur in the performance of any of the covenants, obligations or agreements of the Assignor under this Assignment, or if any representation or warranty made by the Assignor to the Bank in connection with the loan evidenced by the Mortgage Note is untrue in any material respect, then the Bank may, at its option, declare all sums secured hereby immediately due and payable, and, in addition to making available to the Bank any remedies for default herein set forth, such default, event of default or breach of representation or warranty shall, at the Bank's sole option, constitute and be deemed to be an event of default under the Mortgage, entitling the Bank to every and all rights and remedies therein contained, in addition to those rights and remedies herein set forth, without regard to the adequacy of security for the indebtedness secured hereby, the commission of waste or the insolvency of the Assignor.

5. Upon the payment in full of the Liabilities, as evidenced by the recording or filing of any instrument of satisfaction or full release of the Mortgage, unless there shall have been recorded another mortgage in favor of the Bank covering all or any portion of the Mortgaged Premises, this Assignment shall become and be void and of no further effect. Notwithstanding the foregoing, this Assignment shall not be terminated or become null and void as a result of a foreclosure of the Mortgage or a conveyance of title to the Mortgaged Premises.

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or any portion thereof, to the Bank in lieu of foreclosure, and this Assignment shall continue in full force and effect during any statutory period of redemption from such a foreclosure and notwithstanding the transfer of title to the Mortgaged Premises, or any portion thereof, as a result of completion of such a foreclosure or such a conveyance.

6. All rights, powers and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate any applicable law, and they are intended to be limited to the extent necessary so that they will not render this Assignment invalid, unenforceable or not entitled to be recorded, registered or filed under any applicable law. If any term of this Assignment shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the other terms hereof shall be in no way affected thereby. The Bank shall be entitled to all rights and remedies available at law, in equity or under statute now and/or at the time of exercise thereof, even though such rights and remedies were not available on the date first above written.

7. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of the Assignor and the Bank; provided, however, that nothing in this section is intended to be or shall be construed as a waiver of the rights of the Bank under the Mortgage.

8. This Assignment is given as security in addition to the security of the Mortgage and all of the Loan Documents, and not as part of the security thereof. All rights and remedies herein conferred may be exercised whether or not foreclosure proceedings are pending under the Mortgage and during any statutory period of redemption. The Bank shall not be required to resort first to the security of this Assignment or of the Mortgage before resorting to the security of the other, and the Bank may exercise the security hereof and of the Mortgage concurrently or independently and in any order of preference, all rights and remedies of the Bank set forth herein, in the Mortgage, at law, in equity, under statute and by contract being cumulative.

9. All notices, demands or documents which are required or permitted to be given or served hereunder shall be in writing, and shall be given and made in accordance with the Loan Agreements.

10. This Assignment, and the interpretation and enforcement thereof, shall be governed by the laws of the State of Illinois.

11. This Note is executed by MIDWEST TRUST SERVICES, INC., not personally but solely as Trustee under Trust Agreement dated June 18, 1997 and known as Trust Number 97-3-7187 as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee, and it is expressly understood and agreed that nothing herein shall be construed as creating any liability on said Trustee personally to pay this Note or any interest that may accrue thereon, or any other indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by the holder hereof and by every person now or hereafter claiming any right or security

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hereunder, and that so far as **MIDWEST TRUST SERVICES, INC.**, personally, is concerned, the legal holder or holders hereof and the owner or owners of any indebtedness accruing hereunder shall look solely to the property securing this Note for the payment thereof, by the enforcement of the lien created by the Mortgage securing this Note in the manner therein and in this Note provided or by action to enforce the personal liability of any guarantor hereof.

**IN WITNESS WHEREOF**, the Assignor has caused this Assignment to be duly executed as of the day and year first above written.

**MIDWEST TRUST SERVICES, INC.**, not personally, but solely as Trustee aforesaid *under trust no. 97-3-7187*

97485472

ATTEST

By: *Margaret J. Jaschke*  
Its ~~Trustee~~ President

*Emil S. Martone*  
Its ~~Trustee~~ Secretary

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STATE OF ILLINOIS )

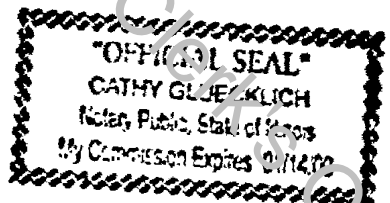
COUNTY OF COOK )

I, Cathy Gluecklich, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Margaret M. Tousehke, as Land Trust Admin. President and Emily S. Mentore as Land Trust Admin. Secretary of MIDWEST TRUST SERVICES, INC., an Illinois corporation, as Trustee under Trust Agreement dated June 18, 1997 and known as Trust No. 97-3-7187, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Land Trust Admin. President and Land Trust Admin. Secretary of said corporation, respectively, 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; and said Land Trust Admin. Secretary did then and there acknowledge that she, as custodian of the corporate seal of said corporation did affix the corporate seal of said Bank to said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

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GIVEN under my hand and notarial seal this 1st day of July 1997.

Cathy Gluecklich  
Notary Public



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## EXHIBIT "A"

### PARCEL 1:

LOT 2 IN MORELLI'S RESUBDIVISION OF LOTS 1, 2, AND 3 OF PART OF THE WEST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

NON-EXCLUSIVE, PERPETUAL EASEMENTS IN FAVOR OF PARCEL 1, AFORESAID AS CREATED BY RECIPROCAL GRANT OF EASEMENTS DATED JULY 31, 1989 AND RECORDED AUGUST 4, 1989 AS DOCUMENT 89358281 FOR INGRESS AND EGRESS FROM AND TO LAKE AVENUE OVER SO MUCH OF LOT 1 IN SAID MORELLI'S SUBDIVISION AS IS PRESENTLY OR SUBSEQUENTLY IMPROVED AS PART OF A DRIVEWAY AND LANES FOR USE OF VEHICULAR TRAFFIC USED IN CONNECTION WITH SAID PARCEL 1, AND OVER THOSE PORTIONS OF LOT 1 IN SAID SUBDIVISION FOR THE USE OF MARKED PARKING SPACES OR LANES BETWEEN MARKED PARKING SPACES.

Commonly known as 3703 West Lake Street, Glenview, Illinois

P.I.N.: 04-28-300-023

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EXHIBIT "B"

Rent Roll

See Attached

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3703 WEST LAKE STREET  
 GLENVIEW, IL **07485472**

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TENANT INCOME	SQ. FT.	RENTAL RATE	RENT/YR
1.) FERTILITY & REPRODUCTIVE ENDROCRONOLOGY ASS. S.C. 1ST FLOOR TERM: OCT 1993 - SEPT 1998	4,950 SQ. FT.	18.95 / S.F.	93,802.50
2.) WIPPMAN, GREENBERG & GOLDBERG LTD. 2ND FLOOR TERM: OCT 1996 - SEPT 2001	3,048 SQ. FT.	17.25 / S.F.	52,578.00
3.) CROWN GOLF PROPERTIES L.P. 3RD FLOOR TERM: JAN 1997 - DEC 2001	11,860 SQ. FT.	18.25 / S.F.	216,445.00
4.) KEYES & TORRASON DENTAL 1ST FLOOR TERM: MAR 1997 - FEB 2002	4,510 SQ. FT.	18.00 / S.F.	89,100.00
5.) COMPREHENSIVE REHABILITATION 2ND FLOOR TERM: MAY 1997 - APRIL 2002	4,595 SQ. FT.	17.75 / S.F.	81,561.25
6.) WORLD WIDE DIAMOND 2ND FLOOR TERM: MAY 1997 - APRIL 2002	1,497 SQ. FT.	17.00 / S.F.	25,449.00
7.) FIGARO USA, INC. LEASE PENDING 2ND FLOOR TERM: SEPTEMBER 1997 - AUGUST 2002	2,745 SQ. FT.	18.25 / S.F.	49,959.00

TOTALS	33,645 SQ. FT.	608,894.75	
LOWER LEVEL RENTAL VACANT	6,500 SQ. FT.	8.00 / S.F.	52,000.00

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