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PREPARED BY:
Noreca Linda McInerney
(DOC PREP Center)

97504850

WHEN RECORDED RETURN TO:

The First National Bank of Chicago
One First National Plaza
Chicago, Illinois 60670
ATTN: Brett M. Johnson

• DEPT-01 RECORDING 025.50
• T#0010 TRAN 8735 07/16/97 12:16:00
• #2337 # CJ #-97-504850
• COOK COUNTY RECORDER

91104 B.V.S. 23



Assignment of Real Estate Leases and Rentals

Assignment dated June 30, 1997, by American National Bank and Trust Company of Chicago not personally, but as Trustee under a Trust Agreement dated March 31, 1994 and known as Trust Number BV-012358 ("Mortgagor") whose address is 33 North LaSalle Street, Chicago, Illinois 60690 to The First National Bank of Chicago ("Bank") whose address is One First National Plaza, Chicago, Illinois 60670.

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

Land located in the Village of Morton Grove, Cook County, Illinois:

LOTS 1, 2, 3 AND 4 (EXCEPT THAT PART OF SAID LOTS DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 54.92 FEET; THENCE EAST 128.90 FEET TO A POINT ON THE NORTHWESTERLY LINE OF GROSS POINT ROAD, SAID POINT BEING 62.60 FEET NORTHEASTERLY OF THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF GROSS POINT ROAD AFORESAID, A DISTANCE OF 62.60 FEET TO SAID SOUTHWEST CORNER OF LOT 4, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4, 100.40 FEET TO THE PLACE OF BEGINNING)

ALSO THE EAST 1/2 AND THE SOUTHEAST 1/2 OF THE VACATED ALLEY ADJOINING LOTS 1, 2, 3 AND 4 (EXCEPT THAT PART OF SAID LOTS DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 54.92 FEET; THENCE EAST 128.90 FEET TO A POINT ON THE NORTHWESTERLY LINE OF GROSS POINT ROAD, SAID POINT BEING 62.60 FEET NORTHEASTERLY OF THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF GROSS POINT ROAD AFORESAID, A DISTANCE OF 62.60 FEET TO SAID SOUTHWEST CORNER OF LOT 4, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4, 100.40 FEET TO THE PLACE OF BEGINNING)

ALL IN BLOCK 4 IN ARTHUR DUNAS' SECOND TERMINAL SUBDIVISION OF A SUBDIVISION OF LOTS 4 AND 5 OF THE SUBDIVISION OF LOTS 1, 5 AND 6 OF OWNERS SUBDIVISION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 8248 North Gross Point Road, Morton Grove, Illinois 60053

Tax Parcel Identification No.: 10-21-309-011, Volume 120.

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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.

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MORTGAGOR REPRESENTATIVE AND COVENANTS ASSIGNMENT

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, except 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 rents 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 amount; 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 covered by this Assignment and the Mortgagor 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.

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 by 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 provisions and agreements shall bind and their 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 an 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 co-conspiracy 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.

MORTGAGOR:

American National Bank and Trust Company of Chicago
not personally, but as Trustee under a Trust Agreement dated
March 31, 1984, and known as Trust Number BV-04208


EILEEN F. NEARY

Printed Name: _____ Title: _____

Attention not required by American National
Bank and Trust Company of Chicago, Chicago, Illinois

Printed Name: _____ Title: _____

RECORDED

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, covenants, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally, no personal liability or personal responsibility shall be asserted or shall at any time be asserted or assumed against the Trustee on account of any warranty, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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State of Illinois)

County of Cook)

SS

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ of _____ (corporation) (association) and _____ of said (corporation) (association) personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ and _____, 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 _____ 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.

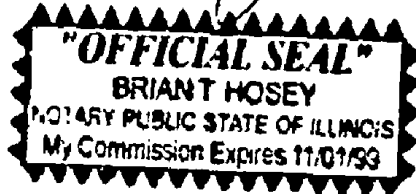
Given under my hand and notarial seal this 26 day of June, 1997.

My Commission Expires: _____

Briant Hosey

Notary Public

Notary Public Commission #1002
MID 141-2922 10796 (PS2/2000)



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