

HAWTHORN BANK  
208 OAK CREEK PLAZA  
MUNDELEIN, IL 60060  
847-949-9000 (Lender)

C.T.I.C.

ASSIGNMENT OF RENTS

76931321  
GRANTOR

LAKE FOREST BANK AND TRUST,  
as Trustee, under Trust Agreement  
No. LPT1269 dated AUGUST 6, 1998.

BORROWER

LAKE FOREST BANK AND TRUST,  
as Trustee, under Trust Agreement  
No. LPT1269 dated AUGUST 6, 1998.

ADDRESS

175 OLDE HALF DAY ROAD  
LINCOLNSHIRE, IL 60069

ADDRESS

175 OLDE HALF DAY ROAD  
LINCOLNSHIRE, IL 60069

TELEPHONE NO.

847-883-8080

IDENTIFICATION NO.

3676528-9001

TELEPHONE NO.

847-883-8080

IDENTIFICATION NO.

3676528-9001

OFFICER INITIALS	INTEREST RATE	PRINCIPAL AMOUNT/ CREDIT LIMIT	FUNDING AGREEMENT DATE	MATURITY DATE	CUSTOMER NUMBER	LOAN NUMBER
CLR	VARIABLE	\$1,625,000.00	08/14/98	02/14/99	3676528	9001

1. **ASSIGNMENT.** In consideration of the loan evidenced by the promissory note or credit agreement described above (the "Note"), Grantor absolutely assigns to Lender all of Grantor's interest in the leases and tenancy agreements (the "Leases") now or hereafter executed which relate to the real property described in Schedule A which is attached to this Agreement and incorporated herein by this reference and any improvements located thereon (the "Premises") including, but not limited to, the leases described on Schedule B attached hereto and incorporated herein by reference. This Assignment is to be broadly construed and shall encompass all rights, benefits and advantages to be derived by the Grantor from the Leases including, but not limited to all rents, issues, income and profits arising from the Leases and renewals thereof, and all security deposits paid under the Leases. The foregoing Assignment is intended to be specific, perfected, and choate upon the recording of the Mortgage as provided by applicable state law.

2. **MODIFICATION OF LEASES.** Grantor grants to Lender the power and authority to modify the terms of any of the Leases and to surrender or terminate the Leases upon such terms as Lender may determine.

3. **COVENANTS OF GRANTOR.** Grantor covenants and agrees that Grantor will:

- a. Observe and perform all the obligations imposed upon the landlord under the Leases.
- b. Refrain from discounting any future rents or executing any future assignment of the Leases or collect any rents in advance without the written consent of Lender.
- c. Perform all necessary steps to maintain the security of the Leases for the benefit of Lender including, if requested, the periodic submission to Lender of reports and accounting information relating to the receipt of rental payments.
- d. Refrain from modifying or terminating any of the Leases without the written consent of Lender.
- e. Execute and deliver, at the request of Lender, any assurances and assignments with respect to the Leases as Lender may periodically require.

4. **REPRESENTATIONS OF GRANTOR.** Grantor represents and warrants to Lender that:

- a. The tenants under the Leases are current in all rent payments and are not in default under the terms of any of the Leases.
- b. Each of the Leases is valid and enforceable according to its terms, and there are no claims or defenses presently existing which could be asserted by any tenant under the Leases against Grantor or any assignee of Grantor.
- c. No rents or security deposits under any of the Leases have previously been assigned by Grantor to any party other than Lender.

BOX 389 971

- d. Grantor has not accepted, and will not accept, rent in excess of one month in advance under any of the Leases.
- e. Grantor has the power and authority to execute this Assignment.
- f. Grantor has not performed any act or executed any instrument which might prevent Lender from collecting rents and taking any other action under this Assignment.

**5. GRANTOR MAY RECEIVE RENTS.** As long as there is no default under the Note described above, the Mortgage securing the Note, this Agreement or any other present or future obligation of Borrower or Grantor to Lender ("Obligations"), Grantor may collect all rents and profits from the Leases when due and may use such proceeds in Grantor's business operations. However, Lender may at any time require Grantor to deposit all rents and profits into an account maintained by Grantor or Lender at Lender's institution.

**6. DEFAULT AND REMEDIES.** Upon default in the payment of, or in the performance of, any of the Obligations, Lender may at its option take possession of the real property and the improvements and have, hold, manage, lease and operate the Premises on terms and for a period of time that Lender deems proper. Lender may proceed to collect and receive all rents, income and profits from the Premises, and Lender shall have full power to periodically make alterations, renovations, repairs or replacements to the Premises as Lender may deem proper. Lender may apply all rents, income and profits to the payment of the cost of such alterations, renovations, repairs and replacements and any expenses incident to taking and retaining possession of the real property and the management and operation of the real property. Lender may keep the Premises properly insured and may discharge any taxes, charges, claims, assessments and other liens which may accrue. The expense and cost of these actions may be paid from the rents, issues, income and profits received, and any unpaid amounts shall be secured by the Note and Mortgage. These amounts, together with attorneys' fees, legal expenses, and other costs, shall become part of the indebtedness secured by the Mortgage and for which this Assignment is given.

**7. POWER OF ATTORNEY.** Grantor irrevocably authorizes Lender as Grantor's attorney-in-fact coupled with an interest, at Lender's option, upon taking possession of the real property and improvements under this Assignment, to lease or re-lease the Premises or any part thereof, to cancel and modify Leases, evict tenants, bring or defend any suits in connection with the possession of the Premises in the name of either party, make repairs as Lender deems appropriate and perform such other acts in connection with the management and operation of the real property and improvements as Lender may deem proper. The receipt by Lender of any rents, income or profits under this Assignment after institution of foreclosure proceedings under the Mortgage shall not cure any default or affect such proceedings or sale which may be held as a result of such proceedings.

**8. BENEFICIAL INTEREST.** Lender shall not be obligated to perform or discharge any obligation, duty or liability under the Leases by reason of this Assignment. Grantor hereby agrees to indemnify Lender and to hold Lender harmless from any and all liability, loss or damage which Lender may incur under the Leases by reason of this Assignment and from any and all claims and demands whatsoever which may be asserted against Lender by reason of any alleged obligations or undertakings on Lender's part to perform or discharge any of the terms or agreements contained in the Leases. Should Lender incur any liability, loss or damage under the Leases or under or by reason of this Assignment, or in the defense of any such claims or demands, the amount of such loss, including costs, legal expenses, and reasonable attorneys' fees shall be secured by the Mortgage and for which this Assignment was given. Grantor agrees to reimburse Lender immediately upon demand for any such costs, and upon failure of Grantor to do so, Lender may accelerate and declare due all sums owed to Lender under any of the Obligations.

**9. NOTICE TO TENANTS:** A written demand by Lender to the tenants under the Leases for the payment of rents or written notice of any default claimed by Lender under the Leases shall be sufficient notice to the tenants to make future payments of rents directly to Lender and to cure any default under the Leases without the necessity of further consent by Grantor. Grantor hereby releases the tenants from any liability for any rents paid to Lender or any action taken by the tenants at the direction of Lender after such written notice has been given.

**10. INDEPENDENT RIGHTS.** This Assignment and the powers and rights granted are separate and independent from any obligation contained in the Mortgage and may be enforced without regard to whether Lender institutes foreclosure proceedings under the Mortgage. This Assignment in addition to the Mortgage shall not affect, diminish or impair the Mortgage. However, the rights and authority granted in this Assignment may be exercised in conjunction with the Mortgage.

**11. MODIFICATION AND WAIVER.** The modification or waiver of any of Grantor's obligations or Lender's rights under this Agreement must be contained in a writing signed by Lender. Lender may perform any of Grantor's obligations or delay or fail to exercise any of its rights without causing a waiver of those obligations or rights. A waiver on one occasion shall not constitute a waiver on any other occasion. Grantor's obligations under this Agreement shall not be affected if Lender amends, compromises, exchanges, fails to exercise, impairs or releases any of the obligations belonging to any Grantor or third party or any of its rights against any Grantor, third party or collateral. Grantor waives any right to a jury trial which Grantor may have under applicable law.

**12. RENEWAL OR EXTENSION OF MORTGAGE.** In the event the maturity date of the Note and Mortgage is extended because of a modification, renewal or extension of the secured indebtedness, this assignment shall be automatically extended to the new maturity or extension date and shall be enforceable against Grantor and Borrower on a continuous basis throughout all renewal and extension periods until such time as the underlying indebtedness has been retired and paid in full.

**13. NOTICES.** Any notice or other communication to be provided under this Agreement shall be in writing and sent to the parties at the addresses indicated in this Agreement or such other address as the parties may designate in writing from time to time.

14. SEVERABILITY. If any provision of this Agreement violates the law or is unenforceable, the rest of the Agreement shall remain valid.

15. COLLECTION COSTS. If Lender hires an attorney to assist in collecting any amount due or enforcing any right or remedy under this Agreement, Grantor agrees to pay Lender's attorneys' fees, legal expenses and collection costs.

16. MISCELLANEOUS.

- a. A default by Grantor under the terms of any of the Lease which would entitle the tenant thereunder to cancel or terminate such Lease shall be deemed a default under this Assignment and under the Note and Mortgage so long as, in Lender's opinion, such default results in the impairment of Lender's security.
- b. A violation by Grantor of any of the covenants, representations or provisions contained in this Assignment shall be deemed a default under the terms of the Note and Mortgage.
- c. This Agreement shall be binding upon and inure to the benefit of Grantor and Lender and their respective successors, assigns, trustees, receivers, administrators, personal representatives, legatees, and devisees.
- d. This Agreement shall be governed by the laws of the state indicated in the address of the real property. Grantor consents to the jurisdiction and venue of any court located in the state indicated in the address of the real property in the event of any legal proceeding under this Agreement.
- e. This Agreement is executed for business purposes. All references to Grantor in this Agreement shall include all persons signing below. If there is more than one Grantor, their obligations shall be joint and several. This Agreement and any related documents represent the complete and integrated understanding between Grantor and Lender pertaining to the terms and conditions of those documents.

17. ADDITIONAL TERMS.

This Mortgage is executed by Trustee, not personally, but as Trustee and it is expressly understood that nothing contained herein shall be construed as creating any personal liability on Trustee, and any recovery shall be solely against and out of the Property; however, this waiver shall not affect the liability of any Borrower or guarantor of the Obligations.

GRANTOR ACKNOWLEDGES THAT GRANTOR HAS READ, UNDERSTANDS, AND AGREES TO THE TERMS AND CONDITIONS OF THIS AGREEMENT.

Dated: AUGUST 14, 1998

GRANTOR: LAKE FOREST BANK AND TRUST GRANTOR:  
as Trustee under Trust Agreement No. LFT1269

*Lake Forest Bank Trust*  
LAKE FOREST BANK TRUST AS TRUSTEE  
not personally, but as Trustee

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

THIS INSTRUMENT IS EXPRESSLY FILED WITH THE COUNTY CLERK OF LAKE FOREST COUNTY, ILLINOIS

Property of County Clerk's Office

# UNOFFICIAL COPY

98727637

State of Illinois )

State of \_\_\_\_\_ )

County of Lake ) ss.

County of \_\_\_\_\_ ) ss.

I, the undersigned a notary The foregoing instrument was acknowledged before me public in and for said County, in the State aforesaid, DO this \_\_\_\_\_ by \_\_\_\_\_  
 HEREBY CERTIFY that Joseph Alessio A. Sardinia Sardinia  
 personally known to me to be the same person \_\_\_\_\_  
 whose name \_\_\_\_\_ subscribed to the foregoing as \_\_\_\_\_  
 Instrument, appeared before me this day in person and \_\_\_\_\_  
 acknowledged that \_\_\_\_\_ he \_\_\_\_\_ signed,  
 sealed and delivered the said instrument as \_\_\_\_\_ on behalf of the \_\_\_\_\_  
 free and voluntary act, for the uses and purposes herein set  
 forth.

Given under my hand and official seal, this 13<sup>th</sup> day of August 1998

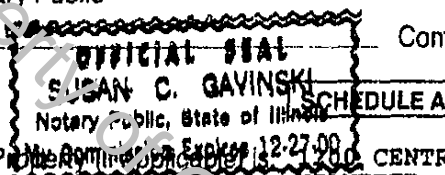
Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_

Susan C. Gavinski  
Notary Public

Notary Public

Commission expires: \_\_\_\_\_

Commission expires: \_\_\_\_\_



The street address of the Public Office is 1227 1/2 CENTRAL AVE WILMETTE, IL 600

Permanent Index No.(s): 05-34-103-001-000 1 OF 6

The legal description of the Property is:

LOT 19 TO 26 IN WESTERFIELDS RESUBDIVISION OF BLOCK 27 IN WILMETTE VILLAGE IN TOWNSHIP 42 NORTH, RANGE 13 TOGETHER WITH THAT PART OF SAID BLOCK 27 IN WESTERFIELDS SUBDIVISION AFORESAID LYING SOUTHERLY OF THE SOUTH LINE OF PINE STREET AND LYING NORTHERLY OF THE NORTH LINE OF CENTRAL AVE AND LYING NORTHEASTERLY OF AND AJJOINING THE NORTHEASTERLY LINE OF A STRIP OF LAND LYING 100 FEET WIDE CONVEYED TO CHICAGO AND MILWAUKEE RAILROAD COMPANY BY DEED DATED NOVEMBER 1, 1870 AND RECORDED JANUARY 31, 1871 AS DOCUMENT NUMBER 81835 AND LYING WEST AND SOUTHWESTERLY OF AND AJJOINING SAID LOTS.  
 PARCEL 2:

THE SOUTH 16.00 FEET OF THAT PART OF WASHINGTON COURT, A 66.00 FOOT WIDE RIGHT OF WAY IN THE VILLAGE OF WILMETTE, LYING NORTH OF AND ADJOINING LOTS 19 THRU 23, BOTH INCLUSIVE, IN WESTERFIELDS RESUBDIVISION OF PART OF BLOCK 27 IN THE "VILLAGE OF WILMETTE", AS PER PLAT OF WESTERFIELDS RESUBDIVISION RECORDED MAY 17, 1878 AS DOCUMENT NUMBER 180959, SAID 16 FOOT STRIP OF LAND LYING WEST OF THE WEST RIGHT OF WAY LINE OF 12TH STREET AND EAST OF THE EASTERLY RIGHT OF WAY LINE OF ELECTRIC PLACE, IN THE NORTHWEST QUARTER OF SECTION 34 TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This document was prepared by: HAWTHORN BANK

After recording return to Lender.

GENERAL DOCUMENT EXONERATION RIDER

This document is executed by LAKE FOREST BANK AND TRUST COMPANY, not personally but as Trustee under Trust No. LET 1269 as aforesaid, in the exercise of power and authority conferred upon and vested in as said Trustee as such, and it is expressly understood and agreed that nothing in said document contained shall be construed as creating any liability on said Trustee personally to pay any indebtedness accruing thereunder, or to perform any covenants, either expressed or implied including but not limited to warranties, indemnifications and hold harmless representations in said document (all such liability, if any, being expressly waived by the parties hereto and their respective successors and assigns) and that so far as said Trustee is concerned, the owner of any indebtedness or right accruing under said document shall look solely to the premises described therein for the payment or enforcement thereof, it being understood that said Trustee merely holds legal title to the premises described therein and has no control over the management thereof or the income therefrom, and as no knowledge respecting any factual matter with respect to said premises, except as represented to it by the beneficiary or beneficiaries of said trust. In event of conflict between the terms of this rider and of the agreement to which is it attached, on any questions of apparent liability or obligation resting upon said Trustee, the provisions of this rider shall be controlling.

Cook County Clerk's Office

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98727637

Page 1 of 1

STREET ADDRESS: 1200 CENTRAL AVENUE  
CITY: WILMETTE COUNTY: COOK  
TAX NUMBER: 05-34-103-001-0000

LEGAL DESCRIPTION:

LOTS 19 TO 26 THE VACATED ALLEY LYING BETWEEN LOTS 19 TO 22 INCLUSIVE AND LOTS 24 TO 26 INCLUSIVE IN WESTERFIELDS RESUBDIVISION OF BLOCK 27 IN WILMETTE VILLAGE IN TOWNSHIP 42 NORTH, RANGE 13 TOGETHER WITH THAT PART OF SAID BLOCK 27 IN WESTERFIELDS SUBDIVISION AFORESAID LYING SOUTHERLY OF THE SOUTH LINE OF PINE STREET AND LYING NORTHERLY OF THE NORTH LINE OF CENTRAL AVENUE AND LYING NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF A STRIP OF LAND 100 FEET WIDE CONVEYED TO CHICAGO AND MILWAUKEE RAILROAD COMPANY BY DEED DATED NOVEMBER 1, 1870 AND RECORDED JANUARY 31, 1871 AS DOCUMENT 81835 AND LYING WEST AND SOUTHWESTERLY OF AND ADJOINING SAID LOTS.

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