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1999-05-17 12:22:54  
Cook County Recorder 29.00

This document prepared by  
and when recorded mail to:  
LAW OFFICES OF  
NEAL M. GOLDBERG  
39 S. LASALLE ST.  
SUITE 1200  
CHICAGO, IL 60603

7810616 99037898

This Space for Recorder's Use Only

**COLLATERAL ASSIGNMENT OF LEASE**

For good and valuable consideration, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated April 9, 1999, and known as Trust No. 601025-06 ("Assignor"), does hereby assign, set over and transfer unto SUCCESS NATIONAL BANK, a National Banking association ("Bank"), for security purposes, any and all interest that Assignor has or may acquire pursuant to a certain Lease dated April 19, 1999, by and between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated April 9, 1999 and known as Trust No. 601025-06, as Lessor, and BOND DRUG COMPANY OF ILLINOIS, an Illinois corporation, as Lessee, as well as any and all extensions, amendments, agreements, options, addendum and/or renewals thereof. That said Lease is for the property commonly known as Southwest corner of Glenview Road and Greenwood Avenue, Glenview, Cook County, Illinois, the legal description of which is attached hereto and made a part hereto as Exhibit "A."

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That this Assignment is accepted by SUCCESS NATIONAL BANK for collateral purposes only, and SUCCESS NATIONAL BANK, under the terms hereof, assumes no responsibility or liability for any of the obligations and responsibilities set forth under said Lease.

**BOX 333-CTI**

That this Assignment is given as further consideration for an extension of credit by SUCCESS NATIONAL BANK to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated April 9, 1999 and known as Trust No. 601025-06, JOHN SCIARRETTA and MARIA SCIARRETTA, as represented by a certain Promissory Note in the amount of TWO MILLION ONE HUNDRED THOUSAND AND 00/100THS DOLLARS (\$2,100,000.00) and any and all renewals, modifications or extensions thereof, and same is hypothecated as additional security for said loan. Furthermore, said Assignment shall stand as additional security for the full and prompt payment to SUCCESS NATIONAL BANK at maturity and at all times thereafter for any and all indebtedness, obligations and liabilities of every kind and nature of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated April 9, 1999 and known as Trust No. 601025-06, JOHN SCIARRETTA and MARIA SCIARRETTA, to SUCCESS NATIONAL BANK, howsoever evidenced, whether now existing or hereafter created or arising, whether direct or indirect, absolute or contingent, or joint or several, and howsoever owned, held or acquired, whether through discount, overdraft, purchase, direct loan or as collateral or otherwise.

That AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated April 9, 1999 and known as Trust No. 601025-06, JOHN SCIARRETTA and MARIA SCIARRETTA, do hereby represent and warrant that pursuant to the terms of the Lease, that all payments are current and that there has been no default pursuant thereto. That AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated April 9, 1999 and known as Trust No. 601025-06, JOHN SCIARRETTA and MARIA SCIARRETTA, do further represent and warrant that said Lease has not been assigned or pledged by them as collateral security for any other indebtedness and that they are hereby authorized and not prohibited from pledging the same as collateral.

That a copy of a Memorandum Of Lease is attached hereto and made a part hereof as Exhibit "B."

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This Agreement is entered into this 19th day of April, 1999 at Lincolnshire, Illinois.

**ASSIGNORS:**

**AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally, but as Trustee under Trust Agreement dated April 9, 1999 and known as Trust No. 601025-06**

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

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

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

*John Sciarretta*  
\_\_\_\_\_  
**JOHN SCIARRETTA**

*Maria Sciarretta*  
\_\_\_\_\_  
**MARIA SCIARRETTA**

**COLLATERAL ASSIGNEE:**

**SUCCESS NATIONAL BANK,  
a National Banking Association**

BY: \_\_\_\_\_

*Attest: The terms and conditions contained in this instrument to the contrary notwithstanding this instrument is subject to the provisions of the Trustee's Exculpatory Rider attached hereto and made a part hereof.*

*Office of Cook County Clerk's Office*

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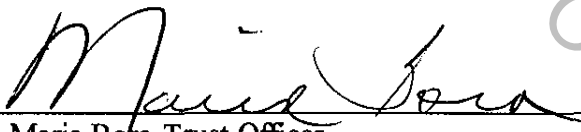
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This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all of the warranties, indemnities, 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. It is further understood and agreed that the Trustee merely holds title to the property herein described and has no agents, employees or control over the management of the property and no knowledge of other factual matters except as represented to it by the beneficiary(ies) of the Trust. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument, all such liability being expressly waived by every person now or hereafter claiming any right or security hereunder, and the owner of any indebtedness or cause of action for breach of any warranty, indemnity, representation, covenant, undertaking or agreement accruing hereunder shall look solely to the Trust estate for the payment thereof.

IN WITNESS WHEREOF, American National Bank and Trust Company of Chicago, not personally but as Trustee as aforesaid, has caused these presents to be signed by one of its Officers the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
as Trustee, as aforesaid, and not personally,

By

  
\_\_\_\_\_  
Maria Bora-Trust Officer

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LEGAL DESCRIPTION

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LOTS 412, 413, 426 AND 427 IN ARTHUR T. MCINTOSH AND COMPANY'S SECOND ADDITION TO GLENVIEW COUNTRYSIDE, BEING A SUBDIVISION OF THE EAST 8.75 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 33, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: Southwest corner of Glenview Road and Greenwood Avenue, Glenview, Cook County, Illinois

P.I.N. No's.: 04-33-04.001, -002, -009, -010

**EXHIBIT "A"**

realestbond.ld