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**ASSIGNMENT  
OF LEASES AND RENTS**

THIS ASSIGNMENT OF  
LEASES AND RENTS (this  
"Assignment") is made as  
of this 19 day of  
March, 1999.

ASSIGNOR: CRYSTAL IL 98, L.L.C., an Illinois limited  
liability company (the "Assignor").  
ASSIGNEE: PACIFIC GLOBAL BANK ("Assignee").

**ARTICLE 1**

**RECITALS**

1.1 Assignor is the owner of certain real property located  
in Cook County, Illinois and more fully described in Exhibit "A" to  
this Assignment (the "Property").

1.2 Assignor, Crystal Windows & Doors IL Corp., an Illinois  
corporation ("Crystal-Illinois"), and Crystal Window & Door  
Systems, Ltd., a New York corporation ("Crystal New York")  
(collectively the "Borrowers"), and Assignee are parties to a  
certain Loan Agreement dated of even date herewith ("Loan  
Agreement"), in which Assignee agreed to loan to Borrowers and

**PREPARED BY AND AFTER  
RECORDING RETURN TO:**

**PERMANENT INDEX NOS.:**

17-32-115-004

PACIFIC GLOBAL BANK  
2323 South Wentworth  
Chicago, Illinois 60604  
Attn: Betty Chow  
President

**ADDRESS OF PROPERTY:**

1300 West 35th Street  
Chicago, Illinois 60609

*198000 44 Cook Co. & J*

Borrowers have agreed to borrow from Assignee, the sum of \$1,000,000.00 (the "Loan") for the purposes and pursuant to the obligations, terms and conditions stated therein.

1.3 The Loan is evidenced by a Promissory Note of Borrowers dated of even date herewith in the principal amount of \$1,000,000.00 (the "Note"), and is secured by a Mortgage and Security Agreement with Assignment of Rents by Assignor in favor of Assignee dated of even date herewith (the "Mortgage") covering the Property and a Security Agreement of even date herewith by Borrowers in favor of Assignee (the "Security Agreement") covering the personal property described therein. The Loan Agreement, Note, Mortgage, Security Agreement, this Assignment and certain other documents and instrument evidencing and/or securing the Loan are hereinafter collectively referred to as the "Loan Documents".

1.4 This Assignment by Assignor to Assignee is given to further secure Assignor's obligations to Assignee under the Loan Documents.

1.5 The purpose of the Loan is to provide funds for the acquisition of the Property.

## ARTICLE 2

### DEFINITIONS

The following terms shall have the following meanings herein, unless the context or use requires a different meaning, and such definitions shall be read in the singular or plural as the context requires.

2.1 Lease or Leases: All of the leases, tenancies, licenses, occupancy agreements and other agreements, written or otherwise, including all amendments, modifications, extensions, additions, renewals and replacements thereof, granting possession, use, or occupancy of the Property, or a portion thereof, to another, including any and all guarantees of any of the tenant's obligations under any such leases or agreements, whether now existing or hereafter entered into, notwithstanding the fact that such agreements are not specifically identified herein, including without limitation that certain Lease dated \_\_\_\_\_, 1999 between Assignor and Crystal-Illinois.

2.2 Rent or Rents: All the rental income, revenues, issues, proceeds, profits, damages, awards, and payments now or hereafter due under the Leases. Without limiting the generality of the foregoing, Rents shall include all minimum rent, additional rent, percentage rent, deficiency rent, security deposits, liquidated damages, insurance proceeds, reimbursements, common area maintenance charges and payments and awards for damages.

2.3 Indebtedness: All or any part of outstanding and unpaid debt of Assignor to Assignee as evidenced by the Note or that may otherwise be due from Assignor to Assignee under the terms of the any of the Loan Documents.

2.4 Event of Default: An Event of Default as defined in any of the Loan Documents.

2.5 Property: As previously defined, includes all improvements, buildings, structures, fixtures, amenities, and personal property, now or hereafter acquired, and now or hereafter located on the land (the "Land") described on Exhibit "A" attached hereto and used or intended to be used in connection with the use, occupation, or development thereof, and also all easements, rights of way, and appurtenances, now or hereafter existing, acquired in connection with the Land.

2.6 Loan Agreement, Note, Mortgage, Security Agreement and Loan Documents: As previously defined, includes all subsequent amendments, modifications, extensions, additions, renewals and replacements thereof.

### ARTICLE 3

#### ASSIGNMENT

3.1 For purposes of giving additional continuing security for repayment of the Indebtedness, Assignor hereby assigns to Assignee all of its rights, title and interest in and to the Leases and Rents. This Assignment is a present assignment, effective immediately upon the execution and delivery hereof by Assignor and shall continue in effect until the Indebtedness is paid in full. However, so long as no Event of Default shall exist under the Note, the Mortgage, the Security Agreement, the Loan Documents or this Assignment, Assignee temporarily waives its right to collect the Rent and hereby gives Assignor permission to collect the same. In consideration for the granting of such permission, Assignor agrees to use all Rents collected for purposes of making payments due on the Indebtedness, for paying all taxes and other charges that if not paid would become a lien against the Property, for paying all premiums on insurance policies covering the Property as they become due, and for satisfaction of all its obligations under the Leases, before using the same for any other purpose. This permission given Assignor to collect the Rents may be revoked by Assignee at any time, in its complete discretion, upon the occurrence of an Event of Default.

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## ARTICLE 4

### REPRESENTATIONS AND WARRANTIES

Assignor represents, warrants and covenants, and so long as the Indebtedness remains unpaid shall be deemed to continuously represent, warrant and covenant that:

4.1 Legal Right and Authority: Assignor has full legal right and authority to execute and deliver this Assignment to Assignee.

4.2 Sole Owner: Assignor is the sole owner of all the landlord's interest in the Leases.

4.3 Valid and Enforceable Leases: The Leases currently in effect are valid under existing law and, to the best of Assignor's knowledge, fully enforceable against the parties thereto.

4.4 Advance Rent: No Rent has been collected in advance of the time due, except for customary security deposits or one month's rent.

4.5 Defaults: To the best of Assignor's knowledge and belief, as of the date hereof, no Lease is in default, nor is Assignor actually aware of any information that a tenant intends to default under a Lease, nor has Assignor received any written notice alleging that Assignor is in default under a Lease, except as has been previously disclosed to Assignee in writing.

4.6 Undisclosed Leases: As of the date hereof, Assignor has not entered into any lease for all or any part of the Property, except those set forth on the rent roll delivered to Assignee at the closing of the Loan.

4.7 Assignment: Assignor has not previously assigned all or any part of the Leases or Rents, nor any right, title or interest therein (or if such an assignment was made, it has heretofore been fully released).

## ARTICLE 5

### COVENANTS OF ASSIGNOR

5.1 Duties and Obligations: Assignor will duly perform all the duties and comply with all the obligations, terms and conditions, required of it by the Leases.

5.2 Assignment and Prepayment: Assignor will not, without Assignee's written consent, otherwise assign the Leases or the Rents, nor any part thereof, nor accept prepayments or installments of same

before they become due, except that Assignor may accept security deposits and one month's Rent, in advance, from tenants.

5.3 Additional Acts: Assignor will perform all reasonably necessary further acts to authorize payment of the Rents to Assignee, and will execute and deliver to Assignee any and all further instruments and perform all reasonably necessary acts reasonably requested by Assignee to effectuate the purposes of this Assignment.

5.4 Surrender of Possession: Upon the occurrence of an Event of Default, upon demand, Assignor shall surrender possession of the Property to Assignee. Upon entry, Assignee may exercise all or any of the rights and powers granted it hereby, but no such entry by or on behalf of Assignee shall be deemed to constitute Assignee a "mortgagee in possession".

5.5 Copies: Within ten (10) days of request by Assignee, Assignor shall deliver to Assignee true and complete copies of the Leases.

5.6 Management and Enforcement: Assignor agrees to manage the Property in accordance with sound business practices, including, without limitation, enforcing the Leases and the obligations of any guarantor thereon, to do or cause to be done all of the landlord's obligations thereunder, to do or cause to be done any specific action required by Assignee with respect thereto in furtherance of this Assignment, and not to do nor cause to be done anything to impair the value of the Leases, or the Property, as security for the Indebtedness.

#### ARTICLE 6

#### MISCELLANEOUS

6.1 Attorney-in-Fact: Assignee is hereby appointed attorney-in-fact of Assignor with full power of substitution and with full power and authority to act in the name of Assignor with respect to the subject matter of this Assignment, including without limitation, anything relating to the Indebtedness, Leases, Rents or the Property. In connection therewith, in addition to other things deemed necessary by Assignee to effectuate the intent and object of this Assignment, upon the occurrence of an Event of Default, Assignee may, without limitation:

(a) Demand, recover and receive the Rents, or any part thereof, from any person whomsoever;

(b) Maintain any and all actions or proceedings to recover the Rents, enforce the Leases, or to remove tenants or occupants from the Property;

(c) Perform such acts as may be required of Assignor by all Leases, any other tenancy of the Property, any other agreement affecting the Property, or any part thereof and this Assignment;

(d) Lease the Property, or any part thereof, which is now or may become vacant, for such periods as Assignee may deem proper;

(e) Perform such acts and execute and/or deliver all papers, leases, licenses, franchises and agreements that may be required in any action or proceeding affecting the Property, and in managing and operating the Property;

(f) Pay out of the Rents, all sums deemed reasonably necessary by Assignee for general improvements, tenant improvements, protection, operation, business expense, leasing, managing (whether by retained agent or otherwise), or preservation of the Property, including, without limitation, payment of taxes, assessments, management fees, leasing commissions, utilities, liens, and insurance premiums, and all security, maintenance, and repair charges. If the Rents are not sufficient to cover such payments, together with sums due on the Indebtedness, Assignor will promptly reimburse Assignee to the extent thereof, together with the interest at the "Default Interest Rate" (as defined in the Note) until reimbursed. The obligation by Assignor to pay such sums to Assignee shall be part of the Indebtedness secured hereby. Nothing contained herein shall in any way obligate Assignee to pay any item listed in this subparagraph (f), to act in any manner on behalf of Assignor, or to relieve Assignor from its duty to perform according to the provisions of the Leases. This Assignment confers upon Assignee a power coupled with an interest and shall be irrevocable so long as the Indebtedness remains unpaid.

6.2 Claims Under Lease: Assignee shall be deemed to be the creditor of all tenants under the Leases with respect to all Assignor's claims against such tenants for damages, and under the Leases; and Assignee shall have the right (but not the obligation) if an Event of Default occurs to file any damage claim or claims under the Leases in all actions or proceedings involving or affecting such tenants, including, without limitation, actions or proceedings involving an assignment for the benefit of creditors, bankruptcy, reorganization, insolvency, dissolution and receivership. Assignor hereby assigns to Assignee all such claims for damages and claims under the Leases, and all money received as a result thereof. If Assignor shall receive on account of any claim, demand, action, suit or proceeding, including, without limitation, any claim, contested matter or adversary proceeding under the Bankruptcy Code, any sums relating to the breach or rejection of any such tenant, under the Bankruptcy Code, including, without limitation, all damages arising out of such breach or rejection, all rights to charges payable by such tenant or trustee in respect of the premises demised under such Lease following the entry of an order for relief under the Bankruptcy Code in respect of such tenant and all rentals and other charges outstanding under the Lease as of the date of

entry of such order for relief, the Assignor shall promptly deposit such sums in a segregated account (the "Account") with Assignee. Assignor shall not withdraw any sums from or further encumber the Account without the Assignee's prior written consent. Assignor hereby irrevocably appoints Assignee its attorney-in-fact with full power of substitution, and with full power to make and file such claims, to appear in any such action or proceedings, and to collect all money resulting therefrom or awarded therein.

6.3 Standard Lease: All Leases executed by Assignor shall be on a form approved by Assignee (the "Standard Lease"), or by using another lease form previously approved by Assignee. The lease of all or any part of the Property, including, without limitation, the rent reserved, shall be on commercially reasonable terms. Assignee shall not be bound, in any way at any time, by any lease entered into, modified or amended by Assignor in violation of this paragraph, or in violation of the Mortgage.

6.4 Assignee's Obligation: Notwithstanding any legal presumption or implication to the contrary, Assignee shall not be obligated by reason of its acceptance of this Assignment, nor by the collection of any Rent, to perform any obligation of Assignor as landlord under the Leases, nor shall Assignee be responsible for any act committed by Assignor, or any breach or failure to perform by Assignor with respect to a Lease; and Assignor hereby agrees to indemnify Assignee and save it harmless from and against all losses, liabilities, damages and expenses, including reasonable attorneys' fees, resulting from all claims made against Assignee which arise out of, from or in connection with the Leases, the Property, or this Assignment; provided, however, that the foregoing indemnity shall not apply with respect to any gross negligence or willful misconduct of Lender, its agents or employees. However, Assignee may, at its sole option, and without further releasing Assignor from any obligation hereunder, or under the Leases, discharge any obligation which Assignor fails to discharge, including, without limitation, defending any legal action; and Assignor agrees to immediately pay, upon demand, all sums expended by Assignee in connection therewith, including Assignee's costs and expenses, including reasonable attorneys' fees, together with interest thereon at the "Default Interest Rate" (as defined in the Note); and the amount of same shall be added to the Indebtedness. Neither the acceptance of this Assignment, nor the collection of Rent or other sums due or to become due under the Leases, shall constitute a waiver of any right of Assignee under the Loan Documents.

6.5 Notice of Default. Assignor hereby authorizes Assignee to give written notice of this Assignment at any time to the tenants under the Leases. Assignor hereby authorizes and directs any tenant, occupant or user of the Property, or any part thereof, upon receipt from Assignee of written notice to the effect that Assignee is then the holder of the Note and that an Event of Default exists to perform this Assignment in

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accordance with the terms hereof for the benefit of Assignee including paying rent directly to Assignee if such a demand is made.

6.6 Assignee's Liability: Assignee's obligation as to any Rent actually collected shall be discharged by application of such Rent for the purposes described in this Assignment. Assignee shall not be liable for uncollected Rents, nor for any claim for damages or setoff, arising out of Assignee's management of the Property, other than for damages arising from Assignee's negligence or willful misconduct. Assignee shall not be liable to any tenant for the return of any security deposit made under a Lease, unless Assignee shall actually have received such security deposit from Assignor or such tenant.

6.7 Waiver: The failure on the part of Assignee to exercise any right hereunder shall not operate as a waiver thereof. The waiver of any provision herein by Assignee, or the consent to any departure from any such provision, including, without limitation, the exercise, from time to time, of any right hereunder by Assignee after the occurrence of an Event of Default and the waiver or curing of same, shall not be deemed a waiver of that or any other right at that time, nor a waiver of that or any other right subsequent thereto, but shall be applicable only in the specific instance or for the purpose for which such waiver or consent was given.

6.8 Receiver in Foreclosure: In the event that a receiver shall be appointed in a foreclosure action on the Mortgage, the rights and powers granted Assignee hereby shall inure to the benefit of such receiver; and shall be construed to be in addition to all rights and powers given receivers under the law of the jurisdiction where the Property is located.

6.9 Taking of Possession and Collection: The taking of possession and collection of Rent by Assignee pursuant hereto shall not be construed to be an affirmation of any Lease, and Assignee, or a purchaser at any foreclosure sale of the Property may, if otherwise entitled to do so, exercise the right to terminate any Lease as though such taking of possession and collection of Rent had not occurred.

6.10 Extension on Indebtedness: If, at any time or times, the time of payment of the Indebtedness, or any part thereof, is extended, if the Note is renewed, extended, modified or replaced, or if any security for the Note is released, Assignor and all other persons now or hereafter liable on the Indebtedness, or interested in the Property, shall be deemed to have consented to such extension, renewal, modification, replacement, or release, and their liability thereon, the lien hereof, and the rights created hereby shall continue in full force and effect.

6.11 Severability: If any obligation, term, or condition of this Assignment is deemed illegal or unenforceable, all other obligations, terms, and conditions, and the application thereof to all persons and circumstances subject hereto, shall remain unaffected to the extent



permitted by law; and if application of any obligation, term, or condition to any person or circumstance is deemed illegal or unenforceable, the application of such obligation, term or condition to any other person or circumstance shall remain unaffected to the extent permitted by law.

6.12 Recording Information: Assignee is authorized to insert in executed copies of this Assignment and in any Uniform Commercial Code financing statement executed in connection herewith or with the Indebtedness, dates, Recorder's File and Instrument Numbers, and other recording information omitted therefrom, notwithstanding the fact that the same may not become available until after the date of the execution of this Assignment; and the Recorder of the County in which the Property is located is authorized to enter a reference to the execution, existence and filing of this Assignment upon its records.

6.13 Subordination: Assignee may consent to the subordination of the Leases to the Mortgage and this Assignment without any further consent being necessary or required on the part of Assignor.

6.14 Assignability: This Assignment shall be binding upon Assignor and its successors and assigns, including any subsequent owner of the Property, and shall inure to the benefit of Assignee and its successors and assigns, including any Assignee of the Loan Documents. In furtherance and not in limitation of the foregoing, Assignee, as the holder of the Mortgage, shall have the right to assign all of Assignee's right, title and interest in and to the Leases to any subsequent holder of the Mortgage, and also to assign the same to any person acquiring title to the Property through foreclosure or otherwise.

6.15 Headings: Captions and titles used in this Assignment have been inserted for convenience only, and shall not be deemed or construed to have any effect upon the scope or meaning of any of the terms, obligations, or conditions of this Assignment.

6.16 Validity: The affidavit, certificate, letter or statement of any officer, agent or attorney of Assignee showing that any part of the Indebtedness remains unpaid shall be conclusive evidence of the validity, effectiveness and continuing force of this Assignment, and any person may and is hereby authorized to rely thereon.

6.17 Discharge: This Assignment is given for the purpose of securing Assignor's performance of all its obligations under the Loan Documents; and accordingly, upon payment in full of the Indebtedness and the discharge of all Assignor's other obligations under the Loan Documents, as evidenced by the recording of an instrument formally satisfying the Mortgage and this Assignment without the consequent recording of another mortgage covering the Property in favor of Assignee, this Assignment shall automatically become null and void.

6.18 Third Party Reliance: Any third party may rely upon this Assignment upon presentation to them of a copy or facsimile thereof,

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certified to be an exact, complete, and true copy by an attorney duly admitted to practice law in the jurisdiction where the Property is located; and no revocation or termination hereof, by operation of law or otherwise, shall be effective as to such third party, and such third party may rely fully and completely hereon, unless and until written notice of such revocation or termination is actually received by such third party from Assignee.

6.19 Waiver by Assignee: This Assignment may not be waived, modified, altered, or amended in any manner or form, except by an agreement, in writing, executed by a duly authorized officer of Assignee, which writing shall make specific reference to this Assignment.

6.20 Gender and Number: Relative words and any reference to Assignor and Assignee shall be read in the singular or plural when appropriate, and words of masculine or neuter import shall be read as if written in the masculine, feminine, or neuter when appropriate. If more than one party joins in the execution hereof, the covenants and agreements contained herein shall be the joint and several obligation of each of them.

6.21 Notices: All notices or other communications required or permitted hereunder shall be (a) in writing and shall be deemed to be given when either (i) delivered in person, (ii) when received if deposited in a regularly maintained receptacle of the United States mail as registered or certified mail, postage prepaid, if sent by private courier service or sent by facsimile transmission, or (iii) on the day on which the party to whom such notice is addressed refuses delivery by mail or by private courier service, and (b) addressed as follows:

If to Assignee:

Pacific Global Bank  
2323 South Wentworth Avenue  
Chicago, Illinois 60616-2013  
Attn: Betty Chow,  
President  
Facsimile No.: (312) 225-7299

With copy to:

Miller, Shakman, Hamilton,  
Kurtzon & Schlifke  
208 South LaSalle Street  
Suite 1100  
Chicago, Illinois 60604  
Attn: Bernard A. Schlifke  
Facsimile No.: (312) 263-3270

If to Assignor: Crystal IL 98, L.L.C.  
3015 South Wentworth Avenue  
Chicago, Illinois 60616  
Attention: Jack Chong  
Facsimile No.: \_\_\_\_\_

Crystal Window & Door Systems, Ltd.  
131-10 Maple Avenue  
Flushing, New York  
Attention: Thomas Chen  
Facsimile No.: \_\_\_\_\_

With copy to: Kirkland & Ellis  
200 East Randolph Drive  
Chicago, Illinois 60601  
Attn: Brian E. Cameron  
Facsimile No.: (312) 861-2200

6.22 Defaults: Any of the following events or conditions shall constitute an Event of Default hereunder:

(a) Failure by Assignor to perform, keep and observe any non-monetary covenant, agreement, condition or provision contained in this Assignment which failure shall have continued for thirty (30) days after notice by Assignee to Assignor specifying such failure and requiring such failure to be remedied, or if such remedy cannot be made within thirty (30) days, the failure of Assignor to commence such remedy within such thirty (30) day period and diligently pursue such remedy to completion.

(b) The occurrence or existence of any of the events or conditions described as Events of Default under any of the Loan Documents.

6.23 No Extension of Indebtedness: Nothing contained in this Assignment shall operate as or be deemed to be an extension of time for payment of the Indebtedness, or in any way affect any of Assignee's rights, powers or remedies to enforce payment of the indebtedness, or any part thereof.

6.24 Cumulative Remedies and Rights: All rights and remedies of Assignee hereunder are cumulative.

6.25 Successors and Assigns: This Assignment shall be binding upon Assignor, its successors and assigns, and shall inure to the benefit of Assignee, its successors and assigns.

6.26 Inconsistency with Mortgage. In the event that any provision of this Assignment is inconsistent with any provision of the

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 3 IN BLOCK 2 IN SUBDIVISION OF LOTS 31 AND 32 IN ASSESSOR'S DIVISION OF THE NORTH WEST 1/4 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1980 AS DOCUMENT 284741, BOOK 15 OF PLATS, PAGE 33 IN COOK COUNTY, ILLINOIS.

Permanent Index Number:

17-32-115-004

Address of Property:

1300 West 35th Street  
Chicago, Illinois 60609

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Mortgage, the provision of the Mortgage shall control the parties' duties, rights, powers and obligations.

IN WITNESS WHEREOF, Assignor has executed this Assignment the day and year first set forth above.

CRYSTAL IL '98, L.L.C., an Illinois limited liability company

By: [Signature]  
Zhaojia ("Jack") Chong  
Its: Member

By: CRYSTAL WINDOW & DOOR SYSTEMS, LTD.,  
a New York corporation  
Its: Member

By: [Signature]  
Thomas Chen  
Its: President

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

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I HEREBY CERTIFY that on this 15<sup>th</sup> day of MARCH, 1999, before me personally appeared Zhaojia ("Jack") Chong and Thomas Chen both Members of Crystal IL 98, L.L.C. an Illinois limited liability company, to me known to be the same persons who signed the foregoing instrument as their free act and deed as such Members for the use and purpose therein mentioned, and that the said instrument is the act and deed of said limited liability company.

WITNESS my signature and official seal at \_\_\_\_\_ in the County of COOK and State of ILLINOIS, the day and year aforesaid.

(NOTARY SEAL)



\_\_\_\_\_

Notary Public