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ASSIGNMENT OF LEASES TO TRUST

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This Assignment of Leases to Trust is made as of this 4th day of April, 1988, by and between Equity Ventures, Inc., an Illinois corporation (hereinafter referred to as "Assignor") and Parkway Bank and Trust Company as Trustee under Trust Number 8502 (hereinafter referred to as "Assignee").

WHEREAS, Harry Giotis and Litsa Giotis are the sole shareholders of Assignor and in such capacity authorize the execution of that certain Lease Agreement dated July 23, 1987, between Assignor as Landlord and F&M Distributors, Inc., as Tenant; and

WHEREAS, Harry Giotis and Litsa Giotis are the sole general partners of Capital Ventures, an Illinois general partnership being the sole beneficiary of Assignee; and

WHEREAS, in connection with that certain Loan from National Canada Corporation (hereinafter referred to as "Lender") due Assignee, direct benefit of which shall be recognized by Assignor, Lender has required an Assignment of Leases and Rents as additional collateral.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars, receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Assignor hereby assigns all of its right, title and interest in and to that certain Lease dated July 23, 1987, with F&M Distributors, Inc., a Michigan corporation as Tenant;
2. Assignee hereby agrees to accept said Assignment provided, however, that the same is issued by the Trustee, not personally, but solely as Trustee as aforesaid in the exercise of the Power of Authority conferred upon and vested in it as such Trustee and further provided, that it shall not be liable for performance of any of the obligations and/or covenants of Landlord thereunder except to the extent that the same may be payable out of the assets of the Trust. No personal liability shall be asserted against Trustee resulting from its acceptance of this Assignment.

Prepared by e mail to: Keith J. Kotche
Trent Levato and Kotche
350 S. Schmale Road
Carol Stream, IL 60187

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3. In Witness Whereof, the parties have executed this Assignment of Leases to Trust as of the day and year first above written.

ASSIGNOR:


EQUITY VENTURES, Inc., an Illinois corporation

By: 
HARRY GIOTIS
President

ACCEPTED:

ASSIGNEE:

PARKWAY BANK & TRUST CO.
AS TRUSTEE UNDER TRUST NO. 8502

By: 
Name: Rosanne Du Pasa
Title: ASST. VICE PRESIDENT-ASST. TRUST OFFICER

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PIN # 18-36-404-014
78-36-404-022
78-36-404-023

Address: NW corner of west 87th Street
and Harlem,
Bridgeview, IL 60173

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:
A PART OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOTS 191 TO 193, INCLUSIVE IN FREDERICK H. BARTLETT'S FIRST ADDITION TO FREDERICK H. BARTLETT'S 79TH STREET ACRES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 31, THE WEST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION 31 AND THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 31, ALL IN TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PART LYING WESTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 193 BEING 475 FEET WEST OF THE NORTH EAST CORNER OF SAID LOT 193; THENCE SOUTH 65 FEET ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOTS 191 THROUGH 193 TO A POINT; THENCE EAST 159 FEET ON A LINE PARALLEL WITH SAID NORTH LINE OF LOT 193 TO A POINT; THENCE SOUTH 366.70 FEET, MORE OR LESS, ON A LINE PARALLEL WITH SAID EW LINE OF LOT 191 THROUGH 193, TO A POINT BEING 33.84 FEET NORTH OF THE SOUTH LINE OF LOT 191; THENCE EAST 19 FEET ON A LINE PARALLEL WITH SAID LINE OF LOT 191 TO A POINT; THENCE SOUTH 33.84 FEET, MORE OR LESS, ON A LINE PARALLEL WITH SAID EAST LINE OF LOTS 191 THROUGH 193 TO A POINT ON THE SOUTH LINE OF LOT 191 BEING 297 FEET WEST OF SAID EAST LINE OF LOTS 191 TO 193; EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

THE WEST 275.33 FEET OF LOT 191, 192 AND 193 (TAKEN AS A TRACT); AND THE EAST 91 FEET OF THE WEST 366.33 FEET OF SAID LOT 191; AND THE SOUTH 99.75 FEET OF THE EAST 91 FEET OF THE SOUTH 366.33 FEET OF SAID LOT 192; IN FREDERICK H. BARTLETT'S FIRST ADDITION TO FREDERICK H. BARTLETT'S 79TH STREET ACRES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 31, THE WEST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION 31, AND THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 31, ALL IN TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE WEST 47 FEET OF THE EAST 662 FEET OF LOT 190 (EXCEPT THE SOUTH 17 FEET THEREOF) IN FREDERICK H. BARTLETT'S FIRST ADDITION TO FREDERICK H. BARTLETT'S 79TH STREET ACRES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 31; THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 31 AND THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 31, ALL IN TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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which includes:

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That part of Lots 192 and 193 (taken as a tract) lying Westerly and southerly of the following described line: beginning at a point on the north line of said lot 193 being 475 feet west of the northeast corner of said lot 193; thence south 65 feet on a line parallel with the east line of said lots 192 and 193 to a point; thence east 159 feet on a line parallel with said north line of lot 193 to a point; thence south on a line parallel with the east line of lots 192 and 193 to a point on the south line of lot 192; excepting therefrom the following described tract:

the west 275.33 feet of Lots 192 and 193 (taken as a tract); and the south 99.75 feet of the east 91 feet of the west 366.33 feet of said lot 192; in the subdivision aforesaid.

in Frederick H. Bartlett's first addition to Frederick H. Bartlett's 79th Street Acres, being a subdivision of the east 1/2 of the southeast 1/4 of Section 36, township 38 north, range 12, together with part of Section 31, township 38 north, range 13 east of the third principal meridian, in Cook County, Illinois, according to the plat thereof recorded August 22nd, 1923 as document no. 8074587, in Book 181 of plats, page 43.

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COUNTY OF Cook }
STATE OF ILLINOIS } SS

I, the undersigned a Notary Public in and for said County, in the State aforesaid do hereby certify that Edward J. Leary & Dr. J. G. Callway, Bank & Trust Co.

personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal seal this 14th day of April A.D. 1988

OFFICIAL SEAL
GLORIA WELGOS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. AUG 23, 1991

Notary Public

DEPT-01 RECORDING \$15.00
T#1111 TRAN 9406 04/21/88 15:50:00
#9819 #A *88-167676
COOK COUNTY RECORDER

COUNTY OF DuPage }
STATE OF Illinois } SS

I, Eleonora J. Levato a Notary Public in and for said County, in the State aforesaid do hereby certify that Harry Giolis, President CUBIX VANDER BOX

personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notary seal seal this 14th day of April A.D. 1988

Notary Public

KJK26A/R

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HARRY (GUB) YOUNG
REGISTRAR OF TITLES
1988 APR 21 PM 12:01

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IDENTIFIED No.
Register of TITLES
HARRY "BUS" YOUNG

CHICAGO TITLE INS
7/1/88

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AKC
3/15/88
Shahani
and

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