ASSIGNMENT OF LEASE AND RENTS

3 512-650

This Assignment of Lease and Rents is made by Armand S. Donian and Verns D. Bezazian, as Trustees under the provisions of a Trust Agreement dated July 29. 1976, to further secure an indebtedness in the principal amount of \$150,000.00 evidenced by a promissory note dated February 21, 1991, made by the undersigned, secured by a mortgage of even date herewith, mortgaging to Cole Taylor Bank (the "Bank") the real estate legally described in Exhibit A attached hereto and made a part hereof and located in Gook County, Illinois.

In order to further secure the aforementioned indebtedness, and as part of the consideration of said transaction, the undersigned hereby assign, transfer, and set over unto wald Bank, and/or its successors and assigns, all the rents now due or which may hereafter become due under or by virtue of any lease, either oral or written, or any letting of, or any agreement for the use or occupancy of any part of the premises heroin described, which may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Bank under the power herein granted, at being the intention hereby to establish an absolute transfer and assignment of (11) such leases and agreements and all the avails hereunder unto the Bank and especially those certain lesses and agreements now existing upon the property hereinchove described.

3947793

ALL OF LOT FIFTY TWO (52) ALL OF LOT FIFTY THREE (53) ALL OF LOT FIFTY FOUR (54)

EXHIBIT A LA THE EAST FOUR (4) FEET OF LOT FIFTY FIVE (55) IN REINBERG'S NORTH CHANNEL SUBDIVISION ON THE SOUTHWEST QUALITY (1/4) OF THE FRACTIONAL SOUTHWEST QUARTER (1/4) OF SECTION 36, TOWNSHIP 41 HOPER, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN EQUIDARY LINE, IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

10-34-320-030-0000 Parmanent Index Nos.: 10-36-320-031-0000 10-36-320-032-0000

10-36-320-033-0000

Commonly known as: 3132 W. Devon Avenue, Chicago, Illinois.

COVERARCE.

It is understood and agreed that the Bank will not exercise its rights under this hesignment until after default (including the expiration of any applicable grace paried) in any payment secured by the mortgage or after a breach of any of its

39-17733

It is understood and agreed that the said Bank shall have the power to use and apply said avails, issues and profits toward the payment of any present or future indebtedness or liability of the undersigned to the said Bank, due or to become due, or that may hereafter be contracted, and also toward the present of all expenses for the care and management of said premises, including reves, insurance, assessments, usual and customary commissions to a real existe broker for leasing said premises and collecting rents and the expense for such for leasing said premises and collecting rents and the expense for such extents, agents and servants as may reasonably be necessary.

The undersigned hereby irrevocably appoint the said Bank the Agent of the undersigned for the management of eard property, and do hereby authorize the Bank to let and re-let said premises or any part thereof, according to its own discretion, and to bring or defend any rults in connection with said premises in its own name or in the name of any of the undersigned, as it may consider expedient, and to make such repairs to the previses as it may consider expedient, and to make such repairs to the previses as it may consider expedient, and to make such repairs to the previses as it may consider which and to do anything and confirming anything and everything that the said mank may do.

Cole Taylor Bank Page 2

This Assignment and power of attorney shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto and shall be construed as a covenant running with the land, and shall continue in full force and effect until all of the indebtedness or liability of any of the undersigned to the said Bank shall have been fully paid, at which time this Assignment and power of attorney shall terminate.

The fail to of the Bank to exercise any right which it might exercise hereunder shall not be deemed a waiver by the Bank of its right of exercise thereafter.

GIVEN under our hand ____ this 21st day of -004 Colhar _ and weal February, 1991.

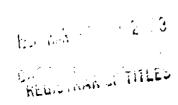
Armend S. Donian and Verna D. Bezasian, as Trustees under the provisions of a Trust Agreement dated July 29, 1976.

Verne D. Bezazian,

Cole Taylor Bank Page 3	
STATE OF ILLINOIS)	
COUNTY OF COOK)	
Public in and for said County, in the State aforesaid, Armand S. Donian and Verna D. Bezazian, Trustees under 29, 1976, personally known to me to be the same persons subscribed to the foregoing instrument as such respectithis day in person and acknowledged that they signed an instrument as their own free and voluntary acts, for the therein set forth.	Trust Agreement dated July whose names are valy, appeared before me delivered the said
Ox	
GIVEN under my hand and notation seal this	day of
NOTARY PUBLIC	
Hy commission expires 3/34/14	"OFFICIAL SEAL" JULIE A. MEYER Notary Public, State of Hillington My Commission Expires 3/26/94
This document prepared by and to be returned to:	
Harold Chatal	

Harold Chmiel Cole Taylor Bank 4400 W. Dakton Skokie, IL 60076

3947793



3947793



5/2/6503. THE PROPERTY OF STATE , , , ,

3947793 okeph)

Property of Cook County Clark's Office