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STATE OF INDIANA
LAKE COUNTY
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MICHAEL W. CARTER
RECORDER

WHEN RECORDED MAIL TO:

Citizens Financial Services, FSB
707 Ridge Road
Munster, IN 46321

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the Lake County Recorder!**

ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS IS DATED OCTOBER 13, 1999, between Stillwater Properties, LLC, an Indiana Limited Liability Company, whose address is P.O. Box 66, Crown Point, IN 46307 (referred to below as "Grantor"); and Citizens Financial Services, FSB, whose address is 707 Ridge Road, Munster, IN 46321 (referred to below as "Lender").

ASSIGNMENT. For valuable consideration, Grantor assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in Lake County, State of Indiana:

See Exhibit "A" attached hereto and by reference made a part hereof

The Real Property or its address is commonly known as 23 Lots in Unit Three, Stillwater Properties, Crown Point, IN 46307. The Real Property tax identification number is Key No. 9-524-85 (affects Easement Outlot 2), Key No. 9-396-32, 38 & 39 Unit 23 (affects the land and other real estate).

DEFINITIONS. The following words shall have the following meanings when used in this Assignment. Terms not otherwise defined in this Assignment shall have the meanings attributed to such terms in the Uniform Commercial Code. All references to dollar amounts shall mean amounts in lawful money of the United States of America.

Assignment. The word "Assignment" means this Assignment of Rents between Grantor and Lender, and includes without limitation all assignments and security interest provisions relating to the Rents.

Event of Default. The words "Event of Default" mean and include without limitation any of the Events of Default set forth below in the section titled "Events of Default."

Grantor. The word "Grantor" means Stillwater Properties, LLC, an Indiana Limited Liability Company.

Indebtedness. The word "Indebtedness" means all principal and interest payable under the Note and any amounts expended or advanced by Lender to discharge obligations of Grantor or expenses incurred by Lender to enforce obligations of Grantor under this Assignment, including, but not limited to, attorneys' fees, cost of

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collection and costs of foreclosure, together with interest on such amounts as provided in this Assignment. In addition to the Note, the word "Indebtedness" includes all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor, or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, absolute or contingent, liquidated or unliquidated and whether Grantor may be liable individually or jointly with others, whether obligated as guarantor or otherwise, and whether recovery upon such Indebtedness may be or hereafter may become barred by any statute of limitations, and whether such Indebtedness may be or hereafter may become otherwise unenforceable. (Initial Here *MPB*).

Lender. The word "Lender" means Citizens Financial Services, FSB, its successors and assigns.

Note. The word "Note" means the promissory note or credit agreement dated October 13, 1999, in the original principal amount of \$499,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Property. The word "Property" means the real property, and all improvements thereon, described above in the "Assignment" section.

Real Property. The words "Real Property" mean the property, interests and rights described above in the "Property Definition" section.

Related Documents. The words "Related Documents" mean and include without limitation all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all rents, revenues, income, issues, profits and proceeds from the Property, whether due now or later, including without limitation all Rents from all leases described on any exhibit attached to this Assignment.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Assignment or any Related Document, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

GRANTOR'S REPRESENTATIONS AND WARRANTIES WITH RESPECT TO THE RENTS. With respect to the Rents, Grantor represents and warrants to Lender that:

Ownership. Grantor is entitled to receive the Rents free and clear of all rights, loans, liens, encumbrances, and claims except as disclosed to and accepted by Lender in writing.

Right to Assign. Grantor has the full right, power, and authority to enter into this Assignment and to assign and convey the Rents to Lender.

No Prior Assignment. Grantor has not previously assigned or conveyed the Rents to any other person by any instrument now in force.

No Further Transfer. Grantor will not sell, assign, encumber, or otherwise dispose of any of Grantor's rights in the Rents except as provided in this Agreement.

LENDER'S RIGHT TO COLLECT RENTS. Lender shall have the right at any time, and even though no default shall have occurred under this Assignment, to collect and receive the Rents. For this purpose, Lender is hereby given and granted the following rights, powers and authority:

Notice to Tenants. Lender may send notices to any and all tenants of the Property advising them of this Assignment and directing all Rents to be paid directly to Lender or Lender's agent.

Enter the Property. Lender may enter upon and take possession of the Property; demand, collect and receive from the tenants or from any other persons liable therefor, all of the Rents; institute and carry on all legal proceedings necessary for the protection of the Property, including such proceedings as may be necessary to recover possession of the Property; collect the Rents and remove any tenant or tenants or other persons from the Property.

Maintain the Property. Lender may enter upon the Property to maintain the Property and keep the same in repair; to pay the costs thereof and of all services of all employees, including their equipment, and of all continuing costs and expenses of maintaining the Property in proper repair and condition, and also to pay all taxes, assessments and water utilities, and the premiums on fire and other insurance effected by Lender on the Property.

Compliance with Laws. Lender may do any and all things to execute and comply with the laws of the State of Indiana and also all other laws, rules, orders, ordinances and requirements of all other governmental agencies affecting the Property.

Lease the Property. Lender may rent or lease the whole or any part of the Property for such term or terms

and on such conditions as Lender may deem appropriate.

Employ Agents. Lender may engage such agent or agents as Lender may deem appropriate, either in Lender's name or in Grantor's name, to rent and manage the Property, including the collection and application of Rents.

Other Acts. Lender may do all such other things and acts with respect to the Property as Lender may deem appropriate and may act exclusively and solely in the place and stead of Grantor and to have all of the powers of Grantor for the purposes stated above.

No Requirement to Act. Lender shall not be required to do any of the foregoing acts or things, and the fact that Lender shall have performed one or more of the foregoing acts or things shall not require Lender to do any other specific act or thing.

APPLICATION OF RENTS. All costs and expenses incurred by Lender in connection with the Property shall be for Grantor's account and Lender may pay such costs and expenses from the Rents. Lender, in its sole discretion, shall determine the application of any and all Rents received by it; however, any such Rents received by Lender which are not applied to such costs and expenses shall be applied to the Indebtedness. All expenditures made by Lender under this Assignment and not reimbursed from the Rents shall become a part of the Indebtedness secured by this Assignment, and shall be payable on demand, with interest at the Note rate from date of expenditure until paid.

FULL PERFORMANCE. If Grantor pays all of the Indebtedness when due and otherwise performs all the obligations imposed upon Grantor under this Assignment, the Note, and the Related Documents, Lender shall execute and deliver to Grantor a suitable satisfaction of this Assignment and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Property. Any termination fee required by law shall be paid by Grantor, if permitted by applicable law.

EXPENDITURES BY LENDER. If Grantor fails to comply with any provision of this Assignment, or if any action or proceeding is commenced that would materially affect Lender's interests in the Property, Lender on Grantor's behalf may, but shall not be required to, take any action that Lender deems appropriate. Any amount that Lender expends in so doing will bear interest at the rate provided for in the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses, at Lender's option, will (a) be payable on demand, (b) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (i) the term of any applicable insurance policy or (ii) the remaining term of the Note, or (c) be treated as a balloon payment which will be due and payable at the Note's maturity. This Assignment also will secure payment of these amounts. The rights provided for in this paragraph shall be in addition to any other rights or any remedies to which Lender may be entitled on account of the default. Any such action by Lender shall not be construed as curing the default so as to bar Lender from any remedy that it otherwise would have had.

DEFAULT. Each of the following, at the option of Lender, shall constitute an event of default ("Event of Default") under this Assignment:

Default on Indebtedness. Failure of Grantor to make any payment when due on the Indebtedness.

Compliance Default. Failure of Grantor to comply with any other term, obligation, covenant or condition contained in this Assignment, the Note or in any of the Related Documents.

Default in Favor of Third Parties. Should Borrower or any Grantor default under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Borrower's property or Borrower's or any Grantor's ability to repay the Loans or perform their respective obligations under this Assignment or any of the Related Documents.

False Statements. Any warranty, representation or statement made or furnished to Lender by or on behalf of Grantor under this Assignment, the Note or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished.

Defective Collateralization. This Assignment or any of the Related Documents ceases to be in full force and effect (including failure of any collateral documents to create a valid and perfected security interest or lien) at any time and for any reason.

Other Defaults. Failure of Grantor to comply with any term, obligation, covenant, or condition contained in any other agreement between Grantor and Lender.

Death or Insolvency. The dissolution (regardless of whether election to continue is made), any member withdraws from the limited liability company, or any other termination of Grantor's existence as a going business or the death of any member, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

Foreclosure, Forfeiture, etc. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against any of the Property. However, this subsection shall not apply in the event of a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the foreclosure or forfeiture proceeding, provided that Grantor gives Lender written notice of such claim and furnishes reserves or a surety bond for the claim satisfactory to Lender.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

Insecurity. Lender in good faith deems itself insecure.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of any Event of Default and at any time thereafter, Lender may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

Accelerate Indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty which Grantor would be required to pay.

Collect Rents. Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender shall have all the rights provided for in the Lender's Right to Collect Section, above. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Other Remedies. Lender shall have all other rights and remedies provided in this Assignment or the Note or by law.

Waiver; Election of Remedies. A waiver by any party of a breach of a provision of this Assignment shall not constitute a waiver of or prejudice the party's rights otherwise to demand strict compliance with that provision or any other provision. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or take action to perform an obligation of Grantor under this Assignment after failure of Grantor to perform shall not affect Lender's right to declare a default and exercise its remedies under this Assignment.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Assignment, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and on any appeal. Whether or not any court action is involved, all reasonable expenses incurred by Lender that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest from the date of expenditure until repaid at the rate provided for in the Note. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including attorneys' fees for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, and title insurance, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Assignment:

Amendments. This Assignment, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Assignment. No alteration or amendment to this Assignment shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Applicable Law. This Assignment has been delivered to Lender and accepted by Lender in the State of Indiana. This Assignment shall be governed by and construed in accordance with the laws of the State of Indiana.

Multiple Parties. All obligations of Grantor under this Assignment shall be joint and several, and all references to Grantor shall mean each and every Grantor. This means that each of the persons signing below is responsible for all obligations in this Assignment.

No Modification. Grantor shall not enter into any agreement with the holder of any mortgage, deed of trust, or other security agreement which has priority over this Assignment by which that agreement is modified, amended, extended, or renewed without the prior written consent of Lender. Grantor shall neither request nor accept any future advances under any such security agreement without the prior written consent of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Assignment to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Assignment in all other respects shall remain valid and enforceable.

Successors and Assigns. Subject to the limitations stated in this Assignment on transfer of Grantor's interest, this Assignment shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Assignment and the indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Assignment or liability under the indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Assignment.

Waivers and Consents. Lender shall not be deemed to have waived any rights under this Assignment (or under the Related Documents) unless such waiver is in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by any party of a provision of this Assignment shall not constitute a waiver of or prejudice the party's right otherwise to demand strict compliance with that provision or any other provision. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or any of Grantor's obligations as to any future transactions. Whenever consent by Lender is required in this Assignment, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required.

EXHIBIT A. An exhibit, titled "Exhibit A," is attached to this Assignment and by this reference is made a part of this Assignment just as if all the provisions, terms and conditions of the Exhibit had been fully set forth in this Assignment.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT OF RENTS, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

Stillwater Properties, LLC an Indiana Limited Liability Company

By: [Signature]
Jack E. Kovich, Manager

By: [Signature]
Robert Stiglich, Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF INDIANA

COUNTY OF LAKE

) ss



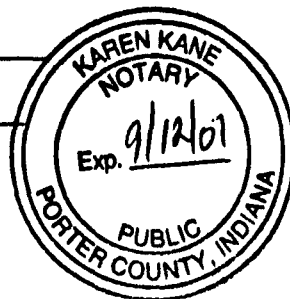
On this 13th day of OCTOBER, 19 99, before me, the undersigned Notary Public, personally appeared Jack E. Kovich, Manager of Stillwater Properties, LLC, an Indiana Limited Liability Company; and Robert Stiglich, Manager of Stillwater Properties, LLC, an Indiana Limited Liability Company, and known to me to be members or designated agents of the limited liability company that executed the Assignment of Rents and acknowledged the Assignment to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Assignment and in fact executed the Assignment on behalf of the limited liability company.

By [Signature]
KAREN KANE

Residing at PORTER COUNTY

Notary Public in and for the State of INDIANA

My commission expires 9/12/07



This Assignment of Rents was prepared by: Jeffrey C. Stur, Senior Vice President



RECORDING PAGE



EXHIBIT A

Borrower: Stillwater Properties, LLC, an
Indiana Limited Liability
Company (TIN: 35-2011194)
P.O. Box 66
Crown Point, IN 46307

Lender: Citizens Financial Services, FSB
707 Ridge Road
Munster, IN 46321

This Exhibit A is attached to and by this reference is made a part of each Deed of Trust or Mortgage and Assignment of Rents, dated October 13, 1999, and executed in connection with a loan or other financial accommodations between Citizens Financial Services, FSB and Stillwater Properties, LLC, an Indiana Limited Liability Company.

Easement Outlot 2 in Stillwater Unit One, in the City of Crown Point, as per plat thereof, recorded in Plat Book 85 page 36, in the Office of the Recorder of Lake County, Indiana, and part of Section 16, Township 34 North, Range 8 West of the 2nd Principal Meridian, in the City of Crown Point, Lake County, Indiana, being a part of the land excepted from said Stillwater Unit One, described in one tract as follows:

Beginning at the Southwest corner of Lot 145 in said Stillwater Unit One; thence South 76 degrees 31 minutes 29 seconds East along the South line of said Lot 145 extended, a distance of 132.20 feet; thence North 36 degrees 56 minutes 15 seconds East along the East line of Lots 145 and 144 in said Stillwater Unit One; thence Southerly along the West lines of Lots 195 through 182 both inclusive in said Stillwater Unit One for the next 11 courses:

South 56 degrees 12 minutes 13 seconds East, a distance of 95.73 feet;
South 45 degrees 15 minutes 55 seconds East, a distance of 24.44 feet;
South 23 degrees 21 minutes 57 seconds East, a distance of 24.43 feet;
South 00 degrees 57 minutes 45 seconds East, a distance of 110.52 feet;
South 16 degrees 21 minutes 01 seconds West, a distance of 185.92 feet;
South 12 degrees 17 minutes 10 seconds West, a distance of 26.08 feet;
South 12 degrees 14 minutes 44 seconds West, a distance of 63.59 feet;
South 06 degrees 23 minutes 30 seconds West, a distance of 89.67 feet;
South 01 degrees 04 minutes 05 seconds West, a distance of 85.76 feet;
South 00 degrees 00 minutes 00 seconds West, a distance of 157.86 feet;
South 10 degrees 33 minutes 55 seconds East, a distance of 112.95 feet;

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THIS EXHIBIT A IS EXECUTED ON OCTOBER 13, 1999.

BORROWER:

Stillwater Properties, LLC, an Indiana Limited Liability Company

By: _____

Jack E. Kovich, Manager

By: _____

Robert Silgich, Manager

LENDER:

Citizens Financial Services, FSB

By: _____

Marc A. Zubeck

Authorized Officer

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(Continued from Front)

thence South 25 degrees 39 minutes 43 seconds East along the West line of Lot 182 in Stillwater Unit One extended, a distance of 119.92 feet; thence South 32 degrees 23 minutes 08 seconds West, a distance of 65.28 feet; thence South 52 degrees 25 minutes 34 seconds West along the North line of Lot 179 in said Stillwater Unit One, a distance of 70.26 feet; thence South 71 degrees 22 minutes 37 seconds West along the North line of Lot 178 in said Stillwater Unit One, a distance of 70.49 feet; thence South 89 degrees 00 minutes 23 seconds West along the North line of Lot 177 in said Stillwater Unit One, a distance of 70.49 feet; thence North 73 degrees 21 minutes 51 seconds West along the North line of Lot 176 in said Stillwater Unit One, a distance of 70.49 feet; thence North 55 degrees 44 minutes 05 seconds West along the North line of Lot 175 in said Stillwater Unit One, a distance of 70.49 feet; thence North 38 degrees 06 minutes 18 seconds West along the East line of Lot 174 in said Stillwater Unit One, a distance of 70.49 feet; thence North 20 degrees 28 minutes 32 seconds West along the East line of Lot 173 in said Stillwater Unit One, a distance of 70.49 feet; thence North 02 degrees 50 minutes 46 seconds West along the East line of Lot 172 in said Stillwater Unit One, a distance of 67.42 feet; thence North 12 degrees 58 minutes 23 seconds East along the East line of Lot 171 in said Stillwater Unit One, a distance of 9.04 feet; thence North 12 degrees 28 minutes 16 seconds East along the East line of Lot 171 in said Stillwater Unit One, a distance of 51.50 feet; thence North 16 degrees 23 minutes 06 seconds East along the East line of Lot 171 and Lot 170 in said Stillwater Unit One, a distance of 37.39 feet; thence North 17 degrees 13 minutes 04 seconds East along the East lines of Lot 170 and Lot 169 in said Stillwater Unit One, a distance of 139.32 feet; thence North 72 degrees 46 minutes 56 seconds West along the South line of Lot 168 in said Stillwater Unit One, a distance of 120.00 feet to the East right-of-way line of Driftwood Trail as shown on said Plat of Stillwater Unit One; thence North 17 degrees 13 minutes 04 seconds East along said East right-of-way line, a distance of 449.80 feet to a point on a curve concave to the West and having a radius of 1060.00 feet; thence Northerly along said curve, said curve also being the East right-of-way line of said Driftwood Trail, a distance of 121.34 feet to the point of beginning.



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