

ASSIGNMENT OF RENTS  
(ILLINOIS)

GT99-1326

UNOFFICIAL COPY

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2000-08-25 11:14:52  
Cook County Recorder 23.50

KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor, SIAMAK SAFAVI FARD, a/k/a SAM SAFARI, and American National Bank and Trust Co. of Chicago, as Trustee u/a/d December 22, 1998 and known as Trust Number 124710-09 of the City of Chicago, County Cook, and State of Illinois, in consideration of One Dollar (\$1) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over unto the Assignee, RAY LITWIN, of the City of Clarendon Hills, County Cook, and State of Illinois, his executors,

COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
BRIDGEVIEW OFFICE



administrators and assigns, all the avails, rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of, or any agreement for the use or occupancy of any part of the premises hereinafter described, which may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Assignee under the power herein granted, it being the intention to hereby establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the Assignee and especially those certain leases and agreements now existing as follows, to-wit:

DATE OF LEASE	LESSEE	TERM	MONTHLY RENT
4/1/00	Carpinelli Realty Co.	5 years	\$2,850.00
5/15/00	Denise Patrick	2 years	\$1,850.00
5/1/00	Juan Delgado	3 years	\$2,250.00
6/1/00	Champion Bancor Investment	3 years	\$2,500.00

such rent being payable monthly in advance with respect to the premises described as follows, to-wit:  
LOT 20 IN THOMPSON'S RESUBDIVISION IN BLOCK 4 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 17-07-200-005-000 Address of premises: 1947 W. Chicago, Chicago, Illinois and the Assignor hereby irrevocably appoints the Assignee as his true and lawful attorney to collect all of said avails, rents, issues and profits arising or accruing at any time hereafter, and all now due or that may hereafter become due under each and every of the leases or agreements, written or verbal, existing or to hereafter exist, for said premises, and to use such measures, legal or equitable, as in his discretion may be deemed proper or necessary to enforce the payment or the security of such avails, rents, issues and profits, or to secure and maintain possession of said premises or any portion thereof and to fill any and all vacancies, and to rent, lease or let any portion of said premises to any party or parties at his discretion, hereby granting full power and authority to exercise each and every the rights, privileges and powers herein granted at any and all times hereafter without notice to the Assignor, and further, with power to use and apply said avails, issues and profits to the payment of any indebtedness or liability of the Assignor to the Assignee, due or to become due, or that may hereafter be contracted, and also to the payment of all expenses and the care and management of said premises, including taxes and assessments, and the interest on incumbrances, if any, which may in said attorney's judgment be deemed proper and advisable, hereby ratifying all that said attorney may do by virtue hereof.

Notwithstanding the above, this assignment of rents is only effective upon default of assignor and notice of default being given to assignor on a note between the same parties and dated the same.

LaSalle Bank National Association,  
successor trustee\*

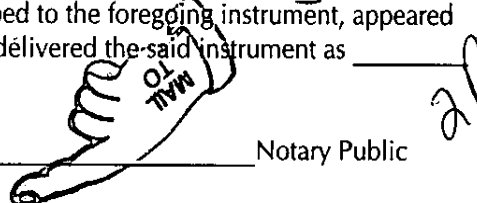
GIVEN under \_\_\_\_\_ hand \_\_\_\_\_ and seal this 16th day of August, 2000.

\*American National Bank and Trust Co. of Chicago, as Trustee  
u/a/d December 22, 1998 and known as Trust No. 124710-09  
By: Reta A. Edwards and not personally  
Its: TRUST OFFICE

\_\_\_\_\_  
(SEAL)

STATE of ILLINOIS )  
) ss. I, \_\_\_\_\_, a notary public in and for said County, in the  
COUNTY of COOK ) State aforesaid, Do Hereby Certify that RETA A EDWARDS  
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 a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 16th day of August, 2000 \_\_\_\_\_ Notary Public



This instrument was prepared by Gael Morris, Lawrence & Morris, 2835 N. Sheffield Ave., Ste. 232, Chicago, Illinois 60657.

State of Illinois )  
County of Cook ) ss.

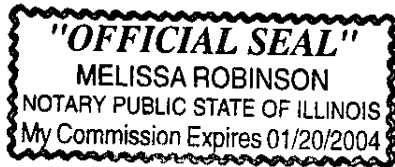
LaSalle Bank National Association,  
successor trustee \*

I, MELISSA ROBINSON, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BETA A. Edwards of ~~American~~ National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated December 22, 1998 and known as Trust Number 124710-09, a national banking association, personally known to me to be the same persons whose name is subscribed to the foregoing instrument as such \_\_\_\_\_, appeared before me this day in person and acknowledged that they signed sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth; and the said \_\_\_\_\_ did also then and there acknowledge that (s)he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as h\_\_ own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 16th day of August, 2000.

Melissa Robinson  
Notary Public

Commission expires \_\_\_\_\_.



This instrument is executed by LASALLE BANK National Association, not personally but solely as Trustee, as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by LASALLE BANK National Association are undertaken by it solely as Trustee, as aforesaid, and not individually and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against LASALLE BANK National Association by reason of any of the terms, provisions, stipulations covenants and/or statements contained in this instrument

Notary Public Office