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Cook County Recorder

23.00

ASSIGNMENT OF RENTS



Above Space For Recorder's Use Only

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, HARRIS TRUST AND SAVINGS BANK, an Illinois Banking Association, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Company in pursuance of a Trust Agreement dated April 2, 2001 and known as Trust Number HTH 2001 in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, in hand paid, the receipt whereof is hereby acknowledged, does sell, assign, transfer and set over unto

THE MOODY BIBLE INSTITUTE OF CHICAGO

An Illinois Not for Profit Corporation, (hereina ter referred to as the Association) all the rents, issues and profits now due and which may hereafter become due under or by virtue (1 any lease, whether written or verbal, or any letting of or any agreement for the use or occupancy of any part of the following described premises:

Commencing at the Southeast Corner of Lot 10 In Eicek 5 In H. O. Stone's Subdivision of Astor's Addition to Chicago, Thence North Along the East Line of Said Lot 10, 131 Feet to the South Line of Alley, Thence West Along the South Line of Said Alley, 50 Feet to the East Line of the Alley as now occupied which reuns North and South through said Block 5; Thence South along the East line of said last described Alley 131 Feet to the North Line of Scott Street, Thence East along the North Line of Scott Street to the Point of Beginning in the West 1/2 of the Northwest 1/4 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number 17-03-109-020-0000

Commonly Known as: 20 East Scott Street, Chicago Illinois 60610

It being the intention of the undersigned hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the Association, whether the said leases or agreements r. ay have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Association under the power herein granted.

The undersigned, does hereby irrevocably appoint the Association its agent for the management of said property, and does hereby authorize the Association to let and re-let said premises or any part thereof, according to its own discretion, and to bring or defend any suits in connection with said premises in its own name or in the names of the undersigned, as it may consider expedient, and to make such repairs to the premises as it may deem proper or advisable, and to do anything in and about said premises that the undersigned might do, hereby ratifying and confirming anything and everything that the Association may do.

It being understood and agreed that the Association 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 Association, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses and the care and management of said premises, including taxes and assessments which may in its judgment be deemed proper and advisable, hereby ratifying and confirming all that the Association may do by virtue hereof. It being further understood and agreed that in the event of the exercise of this assignment, the undersigned will pay, out of that portion of the Trust Estate specifically described above, rent for the premises occupied by it or the beneficiaries of said Trust Estate at the rate of \$ MARKET RATE per month, and a failure on its part promptly to pay said rent on the first day of each and every month shall, in and of itself constitute a forcible entry and detainer and the

BOX 333-CIV

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Association may in its own name and without any notice or demand, maintain an action of forcible entry and detainer and obtain possession of said premises. 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 the undersigned to the Association shall have been fully paid, at which time this assignment and power of attorney shall terminate.

It is understood and agreed that the Association will not exercise any of its rights under this Assignment until after default in the payment of any indebtedness or liability of the undersigned to the Association.

THIS ASSIGNMENT OF RENTS is executed by the undersigned, not personally but as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee, and it is expressly understood and agreed that nothing herein shall be construed as creating any liability of the undersigned personally to pay rent or any indebtedness accruing hereunder or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by said Assignee and by every person now or hereafter claiming any right hereunder, and that so far as the Assignee and its successors and the undersigned personally are concerned, the legal holder or holders of this Assignment of Rents or owners of any indebtedness accruing or secured hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the Assignment of Rents hereby created in the manner herein provided, or by action to enforce the personal liability of the guarantors, if any, of such indebtedness.

In Wit	NESS WIERE	OF, the undersign	ed, not pers	onally but as Tr	ustee as afor	esaid, has caus	sed these pres-	ents to be
signed by its A	ssist <mark>ant V.</mark> 🖎 🎮	esident Presiden	et, and its	corporate seal	to be here	unto affixed a	and attested	to by it
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garalterial section of the				D SAVINGS B.	ANK, AN IL			
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I, THE U	JNDERSIGNED, a	Notary Public in a					CERTIFY T	ГНАТ
SHIRLEY	M. NOLAN	-	Assistan	t Vice Presider	residen	⊢ of the		
	TAND SAVINGS	BANK	and	Laurie	Par 14			
instrument as su before me this da	ch Assistant V	are personally kno ice President acknowledged the as the	President,	and V. P.	lelivered the	Sv eretary ,	respectively, at as their own	appeared
·	HARRIS TRUST A	ND SAVINGS BANK	(•		tee as aforesa	
uses and purposes	s therein set forti	h; and the said	AUP	-Se	cretary then		. 1)	
		said Company, di	•					
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set forth.		J N . 4	1: 1=ti		/		/ س.م.	
GIVEN	under my nand a	free and voluntary and Notarial Seal, t	ms <u> </u>	day of	luyse	A.D.,	200/.	•
				-,	Q	Notary Pu	blic 0	
This instrument p	repared by:	JOHN P. BRANS JEREMIAH F. B ATTORNEY AN ONE NORTH L.	RANSFIEL ID COUNSI ASALLE ST	ELOR AT LAW . SUITE 2046	CHRYS NOTARY PU	FICIAL SEAL SSE M. PHILLI BLIC, STATE OF ILL SION EXPIRES 12-1	PS INOIS	

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