UNOFFICIAL CO

Cook County Recorder

0010304478

INSTRUMENT PREPARED BY Allen C. Wesolowski MARTIN & KARCAZES, LTD. 30 North LaSalle St. **Suite 4020** Chicago, IL 60602

PLEASE MAIL TO: METROPOLITAN BANK TRUST COMPANY 2201 W. Cornak Road

Chicago, IL 60608

ASSIGNMENT OF LEASES AND RENTS

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, LASALLE BANK NATIONAL ASSOCIATION As Trustee under a Trust Agreement dated January 22, 2001 and known as Trust No. 127156 (hereinatier called "Assignor"), the owner of the certain premises in Chicago, Cook County, Illinois and legally described as follows:

THE SOUTH 358.0 FEET OF THE SOUTH 1/2 OF THE EAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TO WNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 20 FEET THEREOF) IN COOK COUNTY, ILLINOIS

27-20-403-011-0000

Common Address: 16650 104th Avenue, Orland Park, IL

does hereby, in consideration of the Premises and Ten (\$10.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, transfers, sel's, assigns and sets over unto METROPOLITAN BANK AND TRUST COMPANY, whose principal place of business is at 2201 W. Cermak Road, Chicago, Illinois 60608 (hereinafter called "Assignee") for the use and benefit of the holder or holders and owner or owners of the Note executed and delivered by James L. Elsesser, secured by a certain Mortgage made by Assignor to Assignee, dated Apr. 16, 2001, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, and other collateral, any and all leases now in effect or that become in effect in the future, and all the rents, issues and profits now due or which may hereafter become due under and by virtue of any lease, whether written or oral, or by virtue of any agreement for the use or occupancy of any part of said premises, heretofore made or entered into by the undersigned or which shall hereafter be made or entered into by said Assignee under the power hereby granted, and all the rents, issues and profits now due or which may hereafter become due through the use and occupancy of any part of said premises in the absence of any agreement, either written or oral, in respect thereto, and does hereby irrevocably appoint said Assignee as true and lawful agent in his name and stead to collect all of said rents, issues and profits

UNOFFICIAL COPY

Property of Cook County Clark's Office

UNOFFICIAL COPY

now due or which shall hereafter become due under the leases or agreements, written or oral, existing or which may hereafter exist for said premises, or any portion thereof; to use such measures, legal or equitable, as may be deemed proper or necessary to enforce the payment of such rents, issues or profits; to secure and maintain possession of said premises and to operate and manage said premises through such agent or agents as Assignee may designate; to rent, lease or let all or any portion of said premises to any party or parties at such rental and upon such terms as the said Assignee shall in its discretion determine, all without notice at any time hereafter to the undersigned, its successors and assigns.

The rents, issues and profits so received by said Assignee shall be applied in such order as it may determine, on account of the following:

- 1. Reasonable expenses and attorneys' fees incurred by said Assignee, in connection with the execution of this Agreement, or which may hereafter, from time to time, be so incurred in connection therewith.
- 2. Reasonable expenses incident to the management and operation of said premises, including attorney's fees and management commission, either to said Assignee, or such agent or agents as it may retain.
 - 3. Taxes and assessments levied against said premises.
- 4. Interest, principal and other charges which shall, from time to time, become due under the terms of the Mortgage above-described and the Note secured thereby, without prejudice to the right of the Mortgagee or the holder or holders and owner or owners of the Note secured thereby to enforce any remedy or remedies which it or they may have by reason of the defaults now existing or which may hereafter, from time to time, exist under the terms of said Mortgage and the Note secured thereby.

The Assignee shall have the right and power to exercise this Assignment of Leases and Rents with or without notice to Assignor of a default under the Mortgage and/or Note as defined and provided therein. Notwithstanding anything herein contained to the contrary, it is expressly understood and agreed that this Assignment of Leases and Rents will not be exercised unless and until a default occurs under the terms of said Mortgage and/or said Note, which default shall remain uncured beyond any applicable grace period set forth in either the Mortgage or the Note. The rights and powers of the Assignee hereunder may be assigned by instrument in writing to any subsequent holder of the Note secured by said Mortgage, and such assignee and any successive assignees are hereby given the same rights and powers as the Assignee named herein.

The Assignor hereby agrees to save, defend, indemnify and hold harmless Assignee from and against any and all liability which may arise or has arisen with respect to the holding and refunding of any and all security deposits tendered by any and all tenants, whether under written or oral agreement, at the premises, unless the security deposits are specifically held and maintained by

UNOFFICIAL COPY

Assignee.

This instrument is executed by LASALLE BANK NATIONAL ASSOCIATION, not personally, but as Trustee under its Trust No. 127156, in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Bank hereby warrants that it possesses full power and authority to execute this instrument and the note secured hereby); and no personal liability shall exist or be asserted or enforceable against the said Bank generally or in any capacity other than as Trustee as aforesaid, because or in respect of this instrument or the said note, and its liability as such Trustee shall be limited to and enforceable only out of the property described in this mortgage, by enforcement of the lien hereof, and no duty shall rest upon said bank to sequester, hold or maintain as a continuing trust asset, any property now or hereafter held by it as Trustee as aforesaid, nor any of the property therefore nor proceeds or avails of any sale or other disposition thereof.

IN WITNESS WHEREOF, the Assignor have executed this instrument and the Assignee has accepted delivery of this instrument as of the 6th day of April, 2001.

accepted delivery of this instrumen	t as of the 6th day of April, 2001.
Ope	LASALLE BANK NATIONAL ASSOCIATION as Trustee under a Trust Agreement dated January 22, 2001 and known as Trust No. 127156
Attest: Attestation not required by Lasque Bank Mattenal Associ	By: Leoyes C. Losurko Ass T, Vice President
Secretary	AssT, Vice President
State of Illinois)) ss.	
County of Cook)	76
certify that sear sear .	Public in and for said county, in the aforesaid State, do hereby Los Los SALLE BANK known to me to be the same persons whose names are subscribed
to the foregoing instrument as such	Secretary is day in person and acknowledged that they signed and delivered
the said instrument as their own fi Bank, for the uses and purposes the	ree and voluntary act, and as the free and voluntary act of said
Dated: April, 2001	a Charle
ANDTARY PUBL	Notary Public NE C YOUNG IC, STATE OF ILLINOIS IDM EXPIRES:06/21/03