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E 4 1 2 DEPT-61 RECORDING 927.00
 ASSIGNMENT OF LEASE : T00032 TRON B232 12/07/94 11134100
 : 08168 0 BK *-04-024632
 : COOK COUNTY RECORDER

This Indenture made as of the 18th day of August, 1994, by and between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO not personally but as Trustee under Trust Agreement dated June 9, 1986 and known as Trust Number 67606, (hereinafter referred to as "Borrower") and MIDWEST BANK AND TRUST COMPANY whose address is 501 West North Avenue, Melrose Park, IL 60160 (hereinafter referred to as "Lender"),

W I T N E S S E T H

WHEREAS, Borrower's beneficiary is justly indebted to Lender and in evidence of such debt, has executed and delivered to Lender a Note in the principal amount of Nine Hundred Thousand and no/100 Dollars (\$900,000.00) secured by a Mortgage dated August 18, 1994 covering real estate in Cook County, Illinois (hereinafter referred to as "Premises"); legally described on Exhibit "A" attached hereto and by this reference made a part hereof;

NOW, THEREFORE, in consideration of the loan referred to above, Borrower hereby grants, transfers and assigns unto Lender all the right, title and interest of Borrower in and to that certain Industrial Building Lease dated as of January 1, 1994 by and between Borrower and Mercury Plastics, Inc., an Illinois corporation (hereinafter referred to as "Lease") of the Premises, together with any and all renewals, extensions and modifications thereof and any guaranties of the Lessee's obligations under the Lease for the purpose of securing the payment of the Note, the Mortgage and this Assignment, however and whenever incurred, whether direct or indirect, absolute or contingent, due or to become due, including any and all extensions, modifications or renewals of the Note, the Mortgage and this Assignment or any debt or liability arising thereunder (herein collectively referred to as the "Debts").

This Assignment shall be in full force and effect until the Debts shall have been fully paid and satisfied.

Borrower hereby authorizes and empowers Lender to collect any and all Rents as they become due and to take such measures, legal or equitable, as may be necessary to enforce collection, and hereby directs the lessee of the Premises, or any part thereof, to pay any such Rents as may now be due or shall hereafter become due to Lender upon demand by Lender. It is understood and agreed, however, that no such demand shall be made unless and until there is an event of default under the Note and Mortgage, after the notice and cure period therein required. Lessee shall pay the Rents to Lender upon such demand without further inquiry, and payment to Lender shall be a full defense by any such lessee to any claim for the Rents by Borrower, regardless of any defense or counterclaim Borrower might have against Lender. Until such demand is made, Borrower is authorized to collect the Rents; provided,

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however, Borrower shall not collect any Rents more than one month in advance without the written consent of Lender, except for customary deposits as security for the performance of the leases thereunder (herein the advanced payment of the final month's Rent under a lease if the same be intended as, or in lieu of, a security deposit shall be considered a security deposit).

This Assignment shall inure to the benefit of Lender as holder of the Note, and to Lender's assigns and successors in interest.

This Instrument is executed by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO not personally but solely as Trustee, as aforesaid. All of the covenants and conditions to be performed hereunder by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO are undertaken by it solely as Trustee, as aforesaid, and not individually and no personal liability shall be asserted or be enforceable against AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO by reason of any covenants, statements, representations or warranties contained in this instrument.

IN WITNESS WHEREOF, the parties have executed this Assignment the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST
COMPANY OF CHICAGO not personally
but as Trustee under Trust Agreement
dated June 9, 1986 and known as
Trust Number 67506

By: _____

ATTEST: _____

After recording mail to:
Midwest Bank and Trust Company
501 West North Avenue
Melrose, Park, IL 60160

Prepared by:
Steven B. Wolf, Esq.
Katz and Wolf, Ltd.
205 West Wacker Drive
Suite 1600
Chicago, IL 60606

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L. M. SOVIENSKI

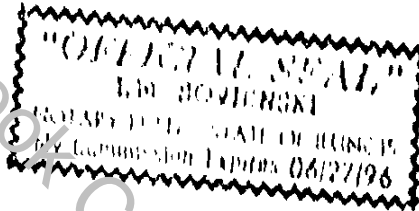
I, _____ a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that L. MICHAEL WILLAN personally known to me to be the same person whose name Peter Johnson subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

NOV 25 1994

GIVEN under my hand and official seal, this _____ day of _____, 1994.

L. M. Sovienksi

Notary Public
Commission expires:



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EXHIBIT A

LEGAL DESCRIPTION

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE EAST 294 FEET THEREOF) OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT STREETS), IN COOK COUNTY, ILLINOIS.

PIN 13-34-104-022

Property more commonly known as: 4535 West Fullerton Avenue,
Chicago, Illinois 60639

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RETURN
TO :

SHELDON BERNSTEIN
MIDWEST BANK & TRUST CO.
501 W. NORTH AVENUE
MELROSE PARK, IL 60160