

UNOFFICIAL COPY

INSTRUMENT PREPARED BY
Allen C. Wesolowski
MARTIN & KARCAZES, LTD.
161 N. Clark St. - Suite 550
Chicago, IL 60601



Doc#: 1022333013 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/11/2010 08:40 AM Pg: 1 of 4

PLEASE MAIL TO:
ARCHER BANK
4970 S. Archer Ave.
Chicago, Illinois 60632

ASSIGNMENT OF LEASES AND RENTS

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, ALSIP MOTEL, LLC, an Illinois limited liability company, (hereinafter called "Assignor"), the owner of the certain premises commonly described as 12340 S. CICERO AVENUE, ALSIP, ILLINOIS, and legally described as follows:

PARCEL 1: THE WEST 178.70 FEET OF THE EAST 238.70 FEET OF THE SOUTH 195.60 FEET OF THE NORTH 228.60 FEET OF THE SOUTH 7 ACRES OF THE NORTH 19 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 33 FEET THEREOF IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 14 AND 15 IN ARNOLD'S SUBDIVISION OF THE SOUTH 7 ACRES OF THE NORTH 19 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE EAST 530 FEET OF THE SOUTH 11 ACRES OF THE NORTH 30 ACRES (EXCEPTING THE EAST 60 FEET THEREOF) OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID SOUTH 11 ACRES; THENCE WEST ALONG THE NORTH LINE OF SAID 11 ACRES, A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG SAID NORTH LINE 470 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 34.62 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTH 11 ACRES A DISTANCE OF 470 FEET TO THE WEST LINE OF CICERO AVENUE; THENCE NORTH ALONG SAID WEST LINE 34.62 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 24-28-401-029-0000; 24-28-408-005-0000, 24-28-408-006-0000 and 24-28-408-007-0000

BOX 334 CT

S Y
P 4
S N
SC Y
INT AB

308

7/11/10 153112518

CTC No Abs Hester

UNOFFICIAL COPY

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, transfer, sell, assign and set over unto ARCHER BANK, whose principal place of business is at 4970 S. Archer Ave., Chicago, IL 60632 (hereinafter called "Assignee"), for the use and benefit of the holder or holders and owner or owners of the Note executed and delivered by Assignor to Assignee, secured by a certain Mortgage made by Assignor to Assignee, dated June 29, 2010, 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 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.

UNOFFICIAL COPY

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 Assignee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 29th day of June, 2010.

ALSIP MOTEL, LLC

By: 

Kishore Chugh, Its Manager

By: 

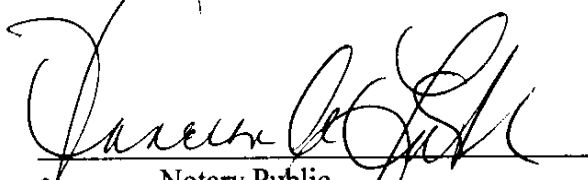
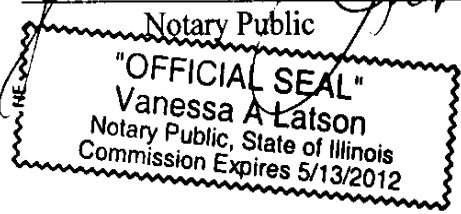
Shashank Bhatt, Its Manager

UNOFFICIAL COPY

State of Illinois)
) ss.
 County of Cook)

The undersigned, a Notary Public in and for said county, in the aforesaid State, does hereby certify that KISHORE CHUGH, known to me to be the same person whose name is subscribed to the foregoing instrument as one of the Managers of ALSIP MOTEL, LLC, an Illinois limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Dated: June 30th, 2010

State of Illinois)
) ss.
 County of Cook)

The undersigned, a Notary Public in and for said county, in the aforesaid State, does hereby certify that SHASHANK BHATT, known to me to be the same person whose name is subscribed to the foregoing instrument as one of the Managers of ALSIP MOTEL, LLC, an Illinois limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Dated: June 30th, 2010