



Doc#: 1105933125 Fee: \$60.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/28/2011 01:42 PM Pg: 1 of 5

INSTRUMENT PREPARED BY

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

MAIL TO:

OSWEGO COMMUNITY BANK
10 South Madison Street
Oswego, Illinois 60543

ASSIGNMENT OF LEASES AND RENTS

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, PAT PROPERTIES, LLC, an Illinois limited liability company, (hereinafter called "Assignor"), the owner of the certain premises legally described as follows:

PARCEL 1: LOT 4 IN BLOCK 2 IN DYK'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF LOT 2 OF THE ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-22-107-026-0000
Common Address: 11242 S. Edbrooke, Chicago, Illinois

PARCEL 2: LOT 15 IN BLOCK 5 IN LEE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-20-408-034-0000
Common Address: 6834 S. May Street, Chicago, Illinois 60621

PARCEL 3: LOT 11 AND 12 IN THE SUBDIVISION OF THE EAST 1/2 OF BLOCK 14 IN HARDING'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-11-127-036-0000
Common Address: 434 N. Springfield, Chicago, Illinois 60624

PARCEL 4: LOT 29 IN BLOCK 3 IN L. S. SIMM'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT

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RAILROAD) OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-09-226-008-0000 (3)

Common Address: 425 N. LeClaire Avenue, Chicago, Illinois 60644

PARCEL 5: LOT 6 IN SUBDIVISION OF LOTS 21, 22, 23, 24 IN BLOCK 4 IN DERBY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-09-405-006-0000 (4)

Common Address: 315 North Lamon Avenue, Chicago, Illinois 60644

PARCEL 6: LOT 5 IN THE SUBDIVISION OF LOTS 21, 22, 23, 24 IN BLOCK 4 IN DERBY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-09-405-005-0000 (5)

Common Address: 317 North Lamon Avenue, Chicago, Illinois 60644

PARCEL 7: LOT 46 IN BLOCK 5 IN CHARLES H. NIX ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION IN SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 25-12-445-001-0000 (6)

Common Address: 10501 South Yates, Chicago, Illinois 60617

PARCEL 8: THE NORTH 1/2 OF LOT 50 AND ALL OF LOT 51 (EXCEPT THE NORTH 5 FEET THEREOF) IN BLOCK 7 IN DEXTER PARK SUBDIVISION, BEING A RESUBDIVISION OF THE SOUTH 1/2 OF LOT 14, 15 TO 18 AND LOTS 20 TO 30, 38, 39, 41, 42 TO 50 IN HINKLEY'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-08-410-004-0000 (7)

Common Address: 5209 S. Aberdeen Street, Chicago, Illinois 60609

PARCEL 9: THE SOUTH ONE THIRD OF LOT 4 AND THE NORTH ONE THIRD OF LOT 5 IN GOLDIE'S SUBDIVISION OF THE NORTH HALF OF THE SOUTH EAST

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QUARTER OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-34-323-048-0000

Common Address: 3808 S. Indiana, Chicago, Illinois 66053

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 OSWEGO COMMUNITY BANK, whose principal place of business is at 10 South Madison Street, Oswego, Illinois 60543 (hereinafter called "**Assignee**"), for the use and benefit of the holder or holders and owner or owners of the Note, dated FEBRUARY 9, 2011, in the principal amount of \$500,000.00, executed and delivered by Assignor (also, the "**Borrower**"), secured by a certain Mortgage made by Assignor to Assignee, dated FEBRUARY 9, 2011, 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

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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 Assignee.

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IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 9th day of FEBRUARY, 2011.

ASSIGNEE:

PAT PROPERTIES, LLC

By 2008 PROPERTIES, INC., Its Manager

By: George Tavoularis *in fact*
George Tavoularis, Its President

Property of COOPER & COOPER'S Office

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 CHARLES R. GRYLL, as attorney in fact for GEORGE TAVOULARIS, President of 2008 Properties, Inc., the manager of PAT PROPERITES, LLC, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act as attorney-in-fact, for the uses and purposes therein set forth.

Dated: February 10th, 2011

[Handwritten Signature]

Notary Public

