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File # 2470328

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Doc#: 1420533052 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/24/2014 12:10 PM Pg: 1 of 4

Property of Cook County Clerk's Office

PIN 29-28-102-014-0000

Please return the recorded assignment of rents to:

banc-serv PARTNERS, LLC
777 East Main Street
Westfield, IN 46074

Grantee: CRF Small Business Loan Company, LLC
801 Nicollet Mall, Suite 1700 W
Minneapolis, MN 55402

Grantor: Nabor's Family Funeral Service P.C.
17135 Westview Avenue
South Holland, IL 60473

Lot 13 in Percy Wilson's Third Addition of Washington Park, being a subdivision of the West Half of the East 30 Rods of the Northwest Quarter of Section 28, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

This document was prepared by: Jody Arend
of banc-serv PARTNERS, LLC.
777 East Main Street
Westfield, IN 46074
317.664-5248

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ASSIGNMENT OF RENTS

THIS ASSIGNMENT is made this 30th day of June, 2014 by and between Nabors' Family Funeral Service P.C., an Illinois corporation ("Assignor") and CRF Small Business Loan Company, LLC ("Assignee").

WHEREAS, Assignor has executed and delivered to Assignee that certain Promissory Note dated June 30th, 2014, in the original principal amount of One Hundred Sixty Four Thousand, and No/100 Dollars (\$164,000.00) (the "Note"); and

WHEREAS, Assignor desires to assign to Assignee Assignor's right to payment with respect to all periodic rental payments (the "Rental Payments") that may now or hereafter be payable by any third party (a "Tenant") under any contract or agreement (a "Lease") under which Assignor is landlord or lessee and which relates to all or any part of the property described below (the "Property"), which property is commonly known as 17135 Westview Avenue, South Holland, IL, 60473.

Legal Description:

Lot 13 in Percy Wilson's Third Addition of Washington Park, being a subdivision of the West Half of the East 30 Rods of the Northwest Quarter of Section 28, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

WHEREAS, Assignor desires to assign to Assignee the Rental Payments for application to the unpaid balance of the Note and all renewals, modifications and extensions thereof, and all other indebtedness of Assignor to Assignee (the "Obligations")

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor and Assignee agree as follows:

1. Assignor hereby assigns to Assignee all Assignor's right, title, and interest in the Rental Payments; Assignor hereby grants to Assignee the right to enforce, at the sole discretion of Assignee, all Assignor's rights under the Lease, including the right to sue for and collect unpaid Rental Payments. In the event Assignee elects not to enforce Assignor's rights under the Lease, Assignee agrees to enforce promptly all of such rights.

2. On or before the first banking day after Assignee receives each Rental Payment, Assignee will apply said Rental Payment to reduce the unpaid balance of the Note and the other Obligations in such manner as Assignee deems fit in its sole discretion. If Tenant makes the Rental Payment by check, Assignee will provisionally apply such payment until there is a final payment of Tenant's check. When there is a final payment of Tenant's check, the provisional application will become a final payment. In the event the Tenant's check is not finally paid, the provisional application of such payment shall be reversed. It is expressly agreed that Assignor's Note and Obligations shall not be reduced or credited until such time as Assignee receives each final Rental Payment. If Tenant fails or refuses to make a Rental Payment, Assignee shall have no obligation to reduce the unpaid balance of Note or Obligation. Assignor's duties to Assignee under the Note and Obligations shall not be excused or modified if Tenant (a) fails or refuses to make Rental Payments, or (b) is delinquent in making any Rental Payment(s).

3. Nothing herein shall constitute or be construed as a delegation to Assignee of Assignor's duties under the Lease. Assignor shall have the option, but not the duty, to enforce Tenant's obligation

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to pay Rental Payments. Further, Assignee shall have no obligation to Tenant whatsoever other than to accept each Rental Payment.

4. After the unpaid balance of the Note and any renewals, modifications, or extensions thereof, and after the repayment of all other Obligations and debts of Assignor to Assignee, Assignee agrees to assign back to Assignor all Assignee's rights created hereby within ten (10) days of the receipt by Assignee from Assignor of such a written request.

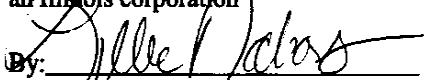
5. In the event Tenant breaches the Lease, and Assignee exercises its option hereunder to sue to enforce the Lease, Assignor agrees to reimburse Assignee for all Assignee's costs and reasonable attorney's fees incurred in connection with enforcing the Lease. Such costs and reasonable attorneys' fees may be paid by Assignee from the Rental Payments.

6. Assignor agrees to instruct Tenant to pay the Rental Payments directly to Assignee.

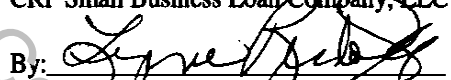
7. This Assignment shall be binding upon and shall inure to the benefit of the parties and their respective successors, assigns, heirs and personal representatives.

8. Assignee's consent to allowing Tenant to make one or more Rental Payments to Assignor is not and shall not be deemed to be a waiver of Assignee's right to directly receive all other Rental Payments.

Nabor's Family Funeral Service P.C.
an Illinois corporation

By: 
Lillie Nabors, President

CRF Small Business Loan Company, LLC

By: 
Lynne Rudolph, Vice President

PLEASE SEE NOTARY NEXT PAGE

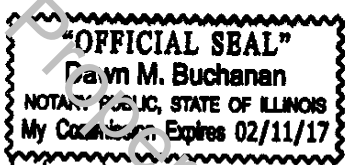
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STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Lillie Nabors as President of Nabor's Family Funeral Service P.C., and Illinois corporation is signed to the foregoing instrument and acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily.

Given under my hand and official seal this 30th day of June, 2014.



(Seal, if any)

Dawn M Buchanan

Notary Public

Print Name: Dawn M Buchanan

County of Residence: COOK

My commission expires:

2/11/17

STATE OF MINNESOTA

COUNTY OF Hennepin

On this 30th day of June, 2014, before me, a Notary Public, personally appeared Lynne Rudolph as Vice President on behalf of CRF Small Business Loan Company, LLC, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

EV Johnson Sanders
Notary Public

Print Name: EV H. Johnson Sanders

(Seal, if any)

My commission expires:

1-31-17

