

# UNOFFICIAL COPY

## ASSIGNMENT OF RENTS AND LEASES (Illinois)



Doc#: 1500634017 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/06/2015 09:34 AM Pg: 1 of 2

**KNOW ALL MEN BY THESE PRESENTS, THAT** the Assignors,

CHUNG SUM LEUNG, ELMER LEUNG and WILLIAM K. MAK, Sellers of the City of Chicago, County of Cook, State of Illinois, in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over unto the Assignee:

EMPRESS SUPREME, LLC, an Illinois Limited Liability Company, of the City of Mount Prospect, State of Illinois, its executors administrators and assigns, all the avails, rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of, or any agreement for the use or occupancy of any part of the premises hereinafter described, which may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Assignee under the power herein granted, it being the intention to hereby establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the Assignee and especially those certain leases and agreements now existing as follows, to-wit:

UNIT	LESSEE	TERM	MONTHLY RENT	SECURITY DEP.
3753 W. Dempster Skokie, IL	Kwan Yue Li Jing Song Guan	5/1/10 - 5/1/19	\$1,275.00	\$1,275.00

such rent being payable monthly in advance with respect to the premises described as follows, to-wit:

**PARCEL 1: LOT 8 IN BLOCK 2 IN DEMPSTER CRAWFORD MANOR, BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF EAST PRAIRIE ROAD (EXCEPT THE SOUTH 17-1/2 CHAINS) ACCORDING TO THE PLAT RECORDED AS DOCUMENT NO. 9025818, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: LOTS 9 AND 10 IN BLOCK 2 IN DEMPSTER CRAWFORD MANOR, BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF EAST PRAIRIE ROAD (EXCEPT THE SOUTH 17-1/2 CHAINS) ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER 9025818, IN COOK COUNTY, ILLINOIS.**

**Permanent Index Number: 10-23-104-001-0000; 10-23-104-002-0000; 10-23-104-003-0000**

**Address of premises: 3753 - 3755 DEMPSTER ST.  
SKOKIE, IL. 60076**

and the Assignor hereby irrevocably appoints the Assignee as his true and lawful attorney to collect all of said avails, rents, issues and profits arising or accruing at any time hereafter, and all now due or that may hereafter become due under each and every the leases or agreements, written or verbal, existing or to hereafter exist, for said premises, and to use such measures, legal or equitable, as in his discretion may be

*JAN 14 2015*

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deemed proper or necessary to enforce the payment or the security of such avails, rents, issues and profits, or to secure and maintain possession of said premises or any portion thereof and to fill any and all vacancies, and to rent, lease or let any portion of said premises to any party or parties at his discretion, hereby granting full power and authority to exercise each and every the rights, privileges and powers herein granted at any and all times hereafter without notice to the Assignor, and further, with power to use and apply said avails, issues and profits to the payment of any indebtedness or liability of the Assignor to the Assignee, due or to become due, or that may hereafter be contracted, and also to the payment of all expenses and the care and management of said premises, including taxes and assessments, and the interest on incumbrance, if any, which may in said attorney's judgment be deemed proper and advisable, hereby ratifying all that said attorney may do by virtue hereof.

For value received, assignors hereby transfer, assign and set over to EMPRESS SUPREME, LLC, an Illinois Limited Liability Company, all right, title and interest in and to the attached leases and rents and security deposits indicated therein, except rent due and payable prior to December 29, 2014.

GIVEN under our hands and seal this 29 day of December, 2014.

Chung Sum Leung  
CHUNG SUM LEUNG

Elmer Leung  
ELMER LEUNG

William K. Mak  
WILLIAM K. MAK

BY: Thomas J. Polinski  
with Power of Attorney

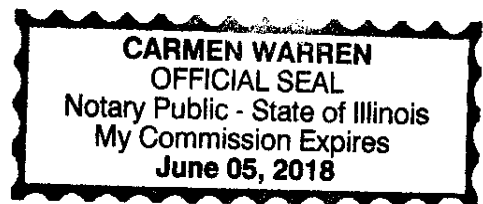
STATE OF ILLINOIS

COUNTY OF COOK

I, Carmen Warren, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that CHUNG SUM LEUNG, ELMER LEUNG, and WILLIAM K. MAK, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my official seal this 29 day of December, 2014

Carmen Warren  
Notary Public



This instrument was prepared by:

Thomas J. Polinski  
JOHN TREPEL & ASSOCIATES, LLC  
5844 W. Irving Park Road  
Chicago, Illinois 60634