

UNOFFICIAL COPY

ASSIGNMENT OF RENTS AND LEASES

85345584

KNOW ALL MEN BY THESE PRESENTS, that Robert K. Wagner, A Bachelor, Assignor, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over unto HARRIS TRUST AND SAVINGS BANK, Assignee, its successors and assigns, all the rents, issues and profits now due and which may hereafter become due under and 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, 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 herein, covering the property described as:

Lot 15 in Jacobson's Subdivision of Block 8, in Lill and Hairs of Michael Diverses Subdivision of the South West 1/2 of the North West 1/4 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

14-29-122-032-000 R.

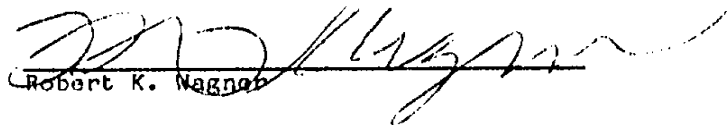
And the said Assignor does hereby authorize irrevocably the above mentioned HARRIS TRUST AND SAVINGS BANK to collect all of said avails, rents, issues and profits arising or accruing at any time hereafter, and all now due or that may hereafter become due under each and every of the leases or agreements existing or to hereafter exist for said premises, and to use such measures, legal or equitable, as in its discretion may be 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 its discretion, hereby granting full power and authority to exercise each and every rights, privileges and powers herein granted at any and all times hereafter without notice to Assignor herein, their successors and assigns, and further, with power to use and apply said avails, issues and profits to the payment of any indebtedness or liability of the undersigned upon a certain note dated December 29, 1984, in the principal amount of \$ 115,000.00 due or to become due under the terms, provisions or conditions of a Mortgage bearing even date therewith conveying the above described property and securing said principal note, and also to the payment of all expenses of the care and management of said premises including taxes and assessments, and interest and principal on incumbrances, if any, which in said Assignee's judgment may be deemed proper and advisable, hereby ratifying all that said Assignee may do by virtue thereof.

THIS ASSIGNMENT of Rents and Leases, issues and profits is in addition to the Mortgage of even date herewith to HARRIS TRUST AND SAVINGS BANK as Trustee to secure the note dated December 29, 1984 in the amount of \$ 115,000.00.

Anything in the foregoing provisions to the contrary notwithstanding, the Assignor reserves the right to collect the rents, issues and profits assigned herein until default under the terms of the aforesaid Mortgage or the promissory Note secured thereby.

By accepting this Assignment the Assignee herein does not assume, nor shall it be under any obligation whatsoever to perform any of the covenants, undertakings or promises on the part of the lessor to be performed under any lease which may be entered into concerning the above described property.

IN WITNESS WHEREOF, The Assignor have hereunto set their hands and seals this 19th day of DECEMBER, 1984.


Robert K. Wagner

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STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert K. Wagner, A Bachelor, personally 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 free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19TH day of SEPTEMBER 1984.



Notary Public

My Commission expires:

9/12/87

Return to: Bay 372

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