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ASSIGNMENT OF LEASES AND RENTS

For the purpose of further securing the Note dated 10/20/86 made by CHARLES HOOVER, JR.

payable to WASHINGTON BANK AND TRUST COMPANY OF NAPERVILLE

in the principal amount of SIXTY THOUSAND AND NO/100 DOLLARS

(\$ 60,000.00)

secured by a TRUST DEED on property described on Exhibit "A" attached hereto

bearing even date with said Note, whereby CHARLES HOOVER, JR.

conveyed to the WASHINGTON BANK AND TRUST COMPANY OF NAPERVILLE, an Illinois

banking corporation, the real estate described in Exhibit A hereto as well as securing the performance of Borrower's covenants under a Security Agreement and Guaranty of even date with the Note and in the consideration of the making by Washington Bank and Trust Company of Naperville (hereinafter called the "Bank"). of the loan evidenced by said Note, the undersigned does hereby assign, transfer and set over unto the Bank all the right, title and interest of the undersigned in, to and under all leases of any and every kind, whether written or verbal, now or hereafter existing with respect to said real estate or any part thereof, together with all rents accrued and to accrue and all other rents at any time arising out of said real estate; hereby reserving to the undersigned the privilege of collecting said rents as they become due for so long as there shall be no default under said Note or said Trust Deed or this Assignment. This Assignment shall remain in full force and effect until all indebtedness secured by said Trust Deed has been paid in full.

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The undersigned does further hereby covenant and agree with the Bank that until said indebtedness has been paid in full the undersigned, upon the Bank's request, will furnish it true copies of all leases and will make, sign and deliver to the Bank such other and additional instruments as may be necessary, desirable or convenient to enable the Bank to have, hold and enjoy its rights as assignee of any and all leases at any time made and entered into with respect to said real estate or any part thereof and as assignee of all the rents at any time arising out of said real estate.

Until the Bank shall notify the lessee or lessees under any lease or leases of said real estate that there has been a default under said Note or said Trust Deed

or this Assignment, such lessee or lessees shall be entitled to pay such rents as they become due to the undersigned.

In the event of any default under said Note or Trust Deed or

or this Assignment, the Bank shall have the right (but not the

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duty) to take whatever steps it may deem necessary, desirable or convenient to enforce or realize upon this Assignment and upon any additional instruments that may be given pursuant hereto. The Bank may in its discretion, in the names of the undersigned or otherwise, enforce performance of the covenants of the lessee or lessees under any lease, or leases, and the obligations of the tenant or tenants of said real estate, including covenants and obligations for payment of rent, but the Bank shall not be responsible for the performance of any of the covenants of the lessor or lessors of the lessee or lessees in said lease or collection of such rents, and shall be accountable only for the rents actually received by it. The Bank may in its sole discretion apply any part or all of the rents collected by it on account of the interest or principal or both, of said Note or on account of any expenses relating to said real estate which the holder of said Note is authorized or privileged to pay by the provisions of said Assignment of Beneficial Interest.

If the Bank shall negotiate or transfer said Note, it may assign all its rights, title and interest hereunder to the holder or transferee of said Note which thereupon shall have and may exercise all the rights, powers, privileges, immunities and discretions given hereunder to the Bank. This instrument shall be binding upon the heirs, executors, administrators, successors and assigns of the undersigned.

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to take whatever steps it may deem necessary, including the
convention to enforce or realize upon this assignment and upon
any additional instruments that may be given pursuant hereto.
The Bank may in its discretion, in the name of the undersigned
or otherwise, enforce performance of the covenants of the lease
or leases under any lease or leases, and the obligations of the
lessor or lessors of any lease or leases, including covenants and
obligations for the performance of any of the covenants of the
lease or leases of the lease or leases in said lease or
leases or leases of such lease, and shall be responsible only for the
rents actually received by it. The Bank may in its sole and
discretion apply any part or all of the rents collected by it on
account of the interest or principal or both of said lease or
leases or leases of any lease or leases to said lease or leases with the
holder of said lease or leases or to any other party as provided by the
provisions of said assignment of beneficial interest.

If the Bank shall negotiate or transfer said lease, it may assign
all its rights, title and interest hereunder to the holder or
transferee of said lease, which transferee shall have and may
exercise all the rights, title, interest, and obligations and
obligations given hereunder to the Bank. This instrument shall
be binding upon the parties, executors, administrators, successors
and assigns of the undersigned.

Property of Cook County Clerk's Office

WILLIAMS BANK & TRUST COMPANY
WASHINGTON & CARTNER ROAD BOX 355
NAPERVILLE, ILLINOIS 60566

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If this instrument is signed by more than one person, all signers shall be jointly and severally liable hereunder and the terms "the undersigned" shall be taken to refer to each and all of the signers. Dated this 16th day of October, 1996.

Charles Hoover, Jr.
CHARLES HOOVER, JR.

FIRST ILLINOIS BANK of EVANSTON, N.A.
Formerly
FIRST NATIONAL BANK AND TRUST COMPANY
OF EVANSTON, AS TRUSTEE, UNDER TRUST
AGREEMENT DATED SEPTEMBER 9, 1980, AS
TRUST NUMBER R2563

RIDER CONTAINING EXONERATION
CLAUSE ATTACHED BEFORE EXECUTION
STATE OF (ILLINOIS)
COUNTY OF Cook

Amir Nahmed
FINANCIAL SERVICES OFFICER

I, Catherine C. Cichino, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sonia Nahmed, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 16th day of October, 1996.

Catherine C. Cichino
Notary Public

My Commission expires 11-15-98

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It is the intention of the parties to this instrument that the same shall be jointly and severally binding upon and enforceable by the undersigned and shall be taken to refer to each and all of the parties. Dated this 19th day of _____ 19__.

Property of

ASSIGNMENT OF RENTS

This assignment of rents is executed by First Illinois Bank of Evanston, N.A. not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as Trustee and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on the Trustee, either individually or as Trustee aforesaid, personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by the Assignee and by every person now or hereafter claiming any right or security hereunder, and that so far as said First Illinois Bank of Evanston, N.A., either individually or as trustee aforesaid, or its successors, personally are concerned, the legal holder or holders of said note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, if any.

Doc. 8741C. P. 4

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Office

WASHINGTON BANK & TRUST COMPANY
WASHINGTON & GARTNER ROAD BOX 355
NAPERVILLE, ILLINOIS 60566

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EXHIBIT A

ATTACHED TO AND MADE A PART OF A SECURITY AGREEMENT BY AND
BETWEEN CHARLES HOOVER, JR.

AND WASHINGTON BANK AND TRUST COMPANY OF NAPERVILLE

LEGAL DESCRIPTION OF PROPERTY:

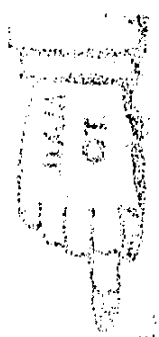
LOTS 10 AND 11 IN BLOCK 1 IN SUB BLOCK 29 IN SUBDIVISION OF SECTION 19,
TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
(EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4) IN COOK COUNTY,
ILLINOIS.

PERMANENT INDEX NUMBER 14-19-306-001

14-19-306-002

Lot 11
Lot 10 *Jm*

PROPERTY OF Cook County Clerk's Office



DEPT-01 RECORDING
TR#1444 TRAM 0008 11/95/86 12:10:00
#0306 # 10 14-19-306-001-002
COOK COUNTY RECORDER \$13.25

-86-519525

13⁰⁰ MAIL

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A SERVICE

THE STATE OF ILLINOIS
COUNTY OF COOK

IN SENATE

Property of Cook County Clerk's Office

80-31800



MAIL TO:

WASHINGTON BANK & TRUST COMPANY
WASHINGTON & GARTNER ROAD BOX 355
NAPERVILLE, ILLINOIS 60566

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