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COOK COUNTY, ILLINOIS
FILED FOR RECORD

1986 JAN 23 AM 11: 53

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ASSIGNMENT OF RENTS

13.00

7028794 DF McAtee Hall

Know all men by these presents, that COLONIAL BANK AND TRUST COMPANY OF CHICAGO, an Illinois Corporation, not personally but as Trustee under the Provisions of a deed or deeds in trust duly recorded and delivered to said Company in pursuance of a Trust Agreement dated

December 13, 1985 and known as Trust No. 933

in consideration of the premises and of One Dollar (\$1.00) in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer, and set over unto

Colonial Bank and Trust Company of Chicago

its successors and assigns, all the rents, issues and profits now due and which may hereafter become due, under or by virtue of any lease, whether written or verbal, or letting of, or any agreement for the uses or occupancy of, any part of the premises hereinafter described, which may have heretofore, or may be hereafter, made or agreed to, or which may be made or agreed to by the grantee hereinafter of 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 grantee herein and especially those certain leases and agreements now existing upon the property described as follows:

PARCEL 1: Lots 8 and 9 in Fred Buck's Subdivision of the South 1/2 of the North 10 acres of the South 20 acres of the East 1/4 of the South East 1/4 of Section 20, Township 40 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded July 25, 1923 as Document P037531 in Cook County, Illinois

Commonly known as 3304-06 N. Central Avenue, Chicago, IL 13 20 424 035 0000 ^{RP} ALL

PARCEL 2: Lot 15 in the Second Addition to Mont Clare Gardens, being a Subdivision of the East 1/2 of the North East 1/4 (except that part for railroad) of Section 30, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois and does authorize irrevocably the above mentioned Colonial Bank and Trust Company of Chicago (commonly known as 3136-42 Narragansett, Chicago)

in its own name 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 lease or agreement, written or verbal, 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 or 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 right, privilege and power herein granted at any and all times hereafter without notice to the grantor herein, its successors and assigns, and futher, with power to use and apply said avails, rents, issues and profits to the payment of any indebtedness or liability of the undersigned to the said Colonial Bank and Trust Company of Chicago

or its agents, 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 encumbrances, if any, which may be in its judgement deemed proper and advisable.

This instrument is given to secure payment of the principal sum and interest of or upon a certain loan for Three Hundred Eighty Thousand 800/100-dollars secured by a Mortgage or Trust Deed dated the 15th day of January, 1986, conveying and mortgaging the real estate and premises hereinabove described to Colonial Bank and Trust Company of Chicago and this instrument shall remain in full force and effect until said loan and the interest thereon and all other costs and charges which may have accrued under said Mortgage or Trust Deed have been fully paid.

This assignment shall be operative only in the event of a default in the payment of principal and interest secured by said Mortgage or Trust Deed or in the event of a breach of any of the covenants in said Mortgage or Trust Deed contained.

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UNOFFICIAL COPY

BOX 333 - HW

This instrument was prepared by: D. Ward, Colonial Bank, 5850 W. Belmont Avenue, Chicago, IL 60634 + MAIL TO

My Commission expires: _____

MY COMMISSION EXPIRES JULY 25, 1987

Notary Public

[Signature]

Given under my hand and notarial seal, this 16th day of January, 1986 A.D.

I, the undersigned, a Notary Public, in and for said County in the State aforesaid, do hereby certify that Debra L. Ward, Asst. Trust Officer of COLONIAL BANK AND TRUST COMPANY OF CHICAGO and Elizabeth J. Both, Asst. Vice President Assistant Secretary of said Company, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Trust Officer then and there acknowledged that she as custodian of the corporate seal of this Company, did affix the corporate seal of said Company to said instrument as her own free and voluntary act and as the free and voluntary act of said Company, as Trustee, as aforesaid, for the uses and purposes therein set forth.

State of Illinois)
) SS.
(County of Cook)

Elizabeth J. Both Trust Officer-Asst. Vice President

ATTEST:

BY: Debra L. Ward Assistant Secretary Trust Officer
COLONIAL BANK AND TRUST COMPANY
OF CHICAGO, not individually but solely
as Trustee as aforesaid.

Dated at Chicago, Illinois, this 16th day of January, 1986 A.D.

This Assignment of Rents is executed by COLONIAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, solely in the exercise of the authority conferred upon it as said Trustee, and no personal liability or responsibility shall be assumed by, nor at any time be asserted or enforced against it, its agents or employees on account hereof, or on account of any promises, covenants, undertakings or agreements herein or in said Note contained, either expressed or implied; all such liability, if any being expressly waived and released by the mortgagee or holder of said Note and by all persons claiming by, through or under said mortgage or the holder or holders, owner or owners of said Note and by every person now or hereafter claiming any right or security thereunder. It is understood and agreed that COLONIAL BANK AND TRUST COMPANY OF CHICAGO, individually, or as Trustee, shall have no obligation to see to the performance or non-performance of any of the covenants or promises herein contained, and shall not be liable for any action or non-action taken in violation of any of the covenants herein contained. It is further understood and agreed that the Trustee is not entitled to receive any of the rents, issues, or profits of, or from said trust property and this instrument shall not be construed as an admission to the contrary.

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