

UNOFEIGIAL COPY 0 7 2

LEASE AND RENT ASSIGNMENT

	For the purpose of further securing the Note dated October 10, 1985 made
by	LAKE VIEW TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST
	AGREEMENT DATED OCTOBER 21, 1983 AND KNOWN AS TRUST NO. 6516
paya	ble to BEARER in the principal amount of
TWO	HUNDRED THOUSAND AND NO/100 DOLLARS (\$ 200,000.00)
secu	red by Trust Deed bearing even date with said Note, whereby LAKE VIEW TRUST
	ND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 21,
1 9	983 AND KNOWN AS TRUST NO. 6516 conveyed to
	LAKE VIEW TRUST AND SAVINGS BANK as Trustee, the following
P	Lot 1, 2, 3, 4, 5 and 6 in Charles Jarchow's Resubdivision of Lots 1, 2 and 3 in the Subdivision of the East 19 Acres of the West 38 Acres of the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois. 3+06 1,2 2.1. #13-36-310-025/026
	in consideration of the making by LFKE VIEW TRUST AND SAVINGS BANK cinafter called the "Bank"), of the loan evidenced by said Note, the undersigned
does est	of the undersigned in, to and under all leases of any and every kind now or here- er existing with respect to said real estate or any part thereof,
togu	other with all rents accrued and to accrue under each and all of said leases and

together with all rents accrued and to accrue under each and all of said leases and all other rents at any time arising out of said real estate; nereby 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, but no instalment of rent shall ever be collected by the undersigned in advance of its due date. This Assignment shall remain in full force and effect until all indebtedness secured by said Trust Deed has been paid in full.

The undersigned does further hereby covenant and agree with the sank that until said indebtedness has been paid in full, the undersigned upon the Bank's equest will furnish to it true copies of all of said leases and will make, sign and deriver 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 said lease or leases and tenant or tenants of said real estate that there has been a default under said Note or said Trust beed or this Assignment, such lessee or lessees and tenant or tenants shall be entitled to pay such rents as they become due to the undersigned, provided that no instalment of rent shall ever be paid to the undersigned in advance of its due date.

In the event of any default under said Note or said Trust Deed or this Assignment, the Bank shall have the right (but not the duty) to take whatever steps it may deem necessary, desirable or convenient to enforce or realize upon this Assignment and

RETURN TO RECORDER'S OFFICE BOX NO. 146

INIS INSTAUGRIT WAS MARKED AND UNVILLE BY LAKE YIEW TRUST AND BAVINGS DAVIN BELLEN, BAHLAND AVENUE BELLEN, BANKERS

CHERIE O'BRIEN



Property of County Clerk's Office

TRIBE O'BRIET

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upon any additional instruments that may be given pursuant hereto. The Bank may in its discretion, in the name(s) of the undersigned or otherwise, enforce performance of the covenants of the lessee or lessees under said 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 lesser or lessees or lessees in said lease or leases or for the performance of any of the obligations of the landlord nor for the collection of any 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 Trust Deed.

If the Bank shall negotiate or transfer said Note, it may assign all its right, 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, drinistrators, successors and assigns of the undersigned.

If this instrument is signed by more than one person, all signers shall be jointly and severally liable hereunder and the term "the undersigned" shall be taken to refer to each and all indisigners.

If this instrument is signed by a Trustee, it shall not be personally, but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustes, and it is expressly understood and agreed that nothing herein or in said Note or Notes, or Trust Deed contained shall be construed as creating any liability on the said Trustes, either individually or as Trustee aforesaid, personally to pay the said Note or Notes or any interest that may accrue thereon, or any indebtedness accruing thereunder, or to perform any covenant either expressed or implied herein or in said Notes or Trust Deed contained, all such liability, if any, being expressly waived by the holder of said Note or Notes and by every person now or hereafter claiming any right or security hereunder, and that so far as said Trustee, either individually or as Trustee aforesaid, or its successors, personally are concerned, the legal holder or holders of said Note or Notes and the owner or owners of any indebtedness accruing thereunder shall look solely to the premises above described for the payment thereof, or to the personal liability of any guarantor thereon.

LAKE VIEW TRUST AND SAVINGS BANK, AS TRUSTEE AS AFORESAID AND NOT PERSONALLY

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ItsAUT Vice Preside	ent /	//		286053072
		ATTEST:	Mary	ofice
		Its Tr	ust Officer /	
STATE OF ILLINOIS)			
COUNTY OF COOK)		,	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT G. R. Reinhard, Asst. Vice President of the -LAKE VIEW TRUST AND SAVINGS BANK , and James E. Polites, Jr. , Trust
Officer of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Trust Officer, 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 Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Trust Officer then and there acknowledged that he, as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

19	85	GIVEN	under	mγ	hand	and	Notarial	Seal	this	15th_	day	of	Nov.		
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Notary Public

Clark's Office