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Property of Cook County Clerk's Office

11/11/2011

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In the event of any such default referred to in the preceding Paragraph hereof, Assignor does hereby authorize and empower the Assignee, its successors and assigns, or the holder of the principal note:

(a) To collect all of the rents, issues and profits now due or which may hereafter become due or by virtue of any lease, whether written or verbal, or any letting of, or agreement for the use or occupancy of any part of said premises and to take such action, legal or equitable, as may be deemed necessary to enforce payment of such rents, issues and profits;

(b) To use and possess furniture, furnishings, equipment, names, signs, books, records and files, and all other personal property used in the operation of Assignor's business;

(c) To operate the property and business of Assignor and pay all costs of operation, including costs not met from income collections obtained from such operations, and to make such other disbursements as may be reasonably necessary in the opinion of the Assignee, to properly operate said property; and any and all such sums of money advanced for such purposes, or any of them, shall be deemed as additional principal sums secured by the Mortgage above described. Nothing herein contained, however, shall be construed as requiring Assignee to advance or expend money for any of the purposes aforesaid;

(d) To execute new leases or modify existing leases.

In the event Assignee does take possession of the premises in question pursuant to the provisions of this Assignment, Assignee shall not, under any circumstances be liable for the failure to collect rents.

Any amounts received or collected by Assignee, its successors or assigns by virtue of this Agreement shall be applied for the following purposes, but not necessarily in the order named, priority and application of such funds being within the sole discretion of the holder of the principal note:

(1) To the payment of all necessary expenses for the operation, protection and preservation of said premises, including the usual and customary fees for management services;

(2) To the payment of taxes and assessments levied and assessed against the property described herein as said taxes and assessments become due and payable;

(3) To the payment of premiums due and payable on policies insuring said premises;

(4) To the payment of installments of principal and interest on the principal note as and when they become due and payable and to the payment of any other amounts which may become due and payable pursuant to the terms of said Mortgage; and

(5) The balance remaining after payment of the above shall be paid to the then owner of record of said premises.

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The following information is provided for informational purposes only and is not intended to constitute an offer of insurance or any other financial product. It is subject to change without notice and should not be relied upon for investment or other financial decisions. For more information, please contact your insurance agent or the issuer of the product.

This document is a summary of the information provided in the attached document. It is not intended to be a substitute for the full document. The full document contains all the details of the product and its terms and conditions. Please read the full document carefully before making any decisions.

The information in this document is based on the information provided to us by the issuer of the product. We have not independently verified this information. The issuer of the product is responsible for the accuracy and completeness of the information provided.

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11/20/2024

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IN WITNESS WHEREOF, this Assignment of Rents has been executed and delivered by the Assignor this _____ day of _____, 19____.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County in the State aforesaid, do hereby certify that James R. Greig and Joan Greig, his wife

personally known to me to be the same persons whose name 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 hand and seal, this _____ day of _____, 19____.

NOTARY PUBLIC

MAIL TO:

PREPARED BY: Robert A. Pope
3179 N. Clark St.
Chicago, IL 60657

BELMONT NATIONAL BANK
3179 North Clark Street
Chicago, Illinois, 60657

EXHIBIT "A" LEGAL DESCRIPTION

LOT 12 IN S.E. GROSS SUBDIVISION OF BLOCK 1 IN LIND AND DIVERSEY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 14-29-131-029 TP

2842 N. Lincoln, Chicago

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This Assignment of Rents is executed by AMERICAN NATIONAL 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 or holders 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 AMERICAN NATIONAL 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,

dated at Chicago, Illinois, this _____ day of _____, 19____. A.D.



AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not individually but solely as Trustee as aforesaid

BY: _____ VICE PRESIDENT

ATTEST: _____ TRUST OFFICER

State of Illinois)) SS. County of Cook) KULA PAPADAKOS

I, _____, a Notary Public, in and for said Court in the State aforesaid, do hereby certify that _____, Vice President of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, and _____, Trust Officer of said Company, 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 Company, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Trust Officer, then and there acknowledged that _____, as custodian of the corporate seal of this Company, did affix the corporate seal of said Company to said instrument as _____ 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.

Given under my hand and notarial seal, this _____ day of _____, 19____. A.D.

MY COMMISSION EXPIRES JANUARY 7, 1990

Notary Public

My Commission expires: _____

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ASSIGNMENT OF RENTS

Know all men by these presents, that AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Bank Association, not personally but as Trustee under the Provisions of a deed of deeds in trust duly recorded and delivered to said Company in pursuance of a Trust Agreement dated _____ and known as Trust No. _____

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 _____

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 any letting of, or any agreement for the uses 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 grantee hereunder 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:

and does authorize irrevocably the above mentioned _____

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 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 right, privilege and power herein granted at any and all times hereafter without notice to the grantor herein, its successors and assigns, and further, 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 _____

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 _____ dollars secured by a Mortgage or Trust Deed (date) the _____ day of _____, 19____, conveying and mortgaging the real estate and premises herein above described to _____

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 fully been 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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