

ASSIGNMENT OF RENTS
(ILLINOIS)

UNOFFICIAL COPY 3 6 1 2 2 4 5 3

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor,

KING LAI YAM and OI KWAN YAM, his wife

_____ of the
City of Chicago County of
Cook and State of Illinois

in consideration of One Dollar (\$1) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over unto the Assignee, _____

GORDON REALTY COMPANY
of the City of Chicago County of
Cook and State of Illinois, his executors,

administrators and assigns, all the avails, 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 use 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 Assignee under 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 Assignee and especially those certain leases and agreements now existing as follows, to-wit:

DATE OF LEASE LESSEE TERM MONTHLY RENT

such rent being payable monthly in advance with respect to the premises described as follows, to-wit:

PARCEL 1: Unit No. 2303-27 in Oriental Terraces Condominium No. 2303-2 as delineated on a survey of the following described real estate: Lot 25 in Allen C. L. Lee's Subdivision being a Fee Subdivision in the West 1/2 of the Northeast 1/4 of Section 25, Township 39 North, Range 18, East of the Third Principal Meridian according to the plat thereof; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded on December 16, 1985, as Document 85325437; together with its undivided percentage interest in the common elements.

PARCEL 2: Easements appurtenant to and for the benefit of Parcel 1 as established and set forth in the Declaration of Party Wall Rights, Covenants, Restrictions, Conditions and Easements and By-Laws of Oriental Terraces Homeowner's Association recorded April 10, 1985 as Document 27506504 and amended by amendment recorded October 23, 1985 as Document 85250087 for vehicular and pedestrian ingress and egress in, over, upon and to the common area (as defined in the aforesaid Declaration).

ADDRESS: 2303 South Stewart Avenue - Chicago, Illinois

PPI: 17-2P-212-001 2P

and the Assignor hereby irrevocably appoints the Assignee as his true and lawful attorney 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 the leases or agreements, written or verbal, existing or to hereafter exist, for said premises, and to use such measures, legal or equitable, as in his 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 his discretion, hereby granting full power and authority to exercise each and every the rights, privileges and powers herein granted at any and all times hereafter without notice to the Assignor, and further, with power to use and apply said avails, issues and profits to the payment of any indebtedness or liability of the Assignor to the Assignee, 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 incumbrances, if any, which may in said attorney's judgment be deemed proper and advisable, hereby ratifying all that said attorney may do by virtue hereof.

GIVEN under our hand s and seal s this 6th day of March 19 86.

KING LAI YAM (SEAL) OI KWAN YAM (SEAL)

STATE OF ILLINOIS

County of COOK

I, PHILIP K. GORDON

a notary public in and for said County, in the State aforesaid. Do Hereby Certify that KING LAI YAM AND OI KWAN YAM, his wife

personally known to me to be the same person s whose names are s subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that h he y 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 official seal this 6th day of March, 19 86.

Philip K. Gordon
Notary Public

This instrument was prepared by PHILIP K. GORDON, Atty at Law 809 W. 35th St., Chgo, IL 60609
(NAME AND ADDRESS)

750-519785-7

86122453

86122453

Above Space For Recorder's Use Only

UNOFFICIAL COPY

RETS123

KNOW ALL MEN BY THESE PRESENTS THAT THE ABOVE

SAID DEED WAS MADE AND FORWARDED TO THE CLERK OF SAID COUNTY

TO BE KEPT IN HIS OFFICE AS A PUBLIC RECORD AND TO CERTIFY TO THE VALIDITY OF THE SAME TO WHOMSOEVER MAY ASK FOR THE SAME

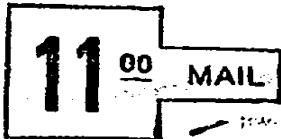
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT CHICAGO, ILLINOIS, THIS 11th DAY OF MAY, 1985

CLERK OF SAID COUNTY

MONTHLY RENT

TERM

DEPT-01 RECORDING \$11.25
T#4444 TRAN 0003, 05/01/85 09:45:00
#0026 # D * -85-122453



RETS123

THIS DEED WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF SAID COUNTY ON THE 11th DAY OF MAY, 1985 AT CHICAGO, ILLINOIS.

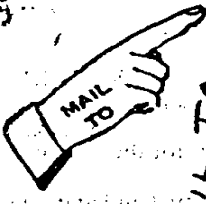
THE CLERK OF SAID COUNTY HEREBY CERTIFIES THAT THE ABOVE DEED WAS FILED FOR RECORD IN HIS OFFICE ON THE DATE AND AT THE PLACE ABOVE SAID.

Property of Cook County Clerk's Office

85-122453

MAY 1985

85-122453



MAIL TO:

PHILIP K. GORDON
Attorney at Law
809 West 35th Street
Chicago, Illinois 60609
927-4331