

UNOFFICIAL COPY

1633-009 A

RETURN TO RECORDER'S OFFICE BOX NO. 805

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

and tenant or tenants of said real estate that there has been a default under said Note or said Trust Deed 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 installment of rent shall ever be paid to the undersigned in advance of its due date.

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 to it true copies of all of said 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.

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; 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, but no installment 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.

(hereinafter called the "Bank"), of the local 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 now or hereafter existing with respect to said real estate or any part thereof,

and in consideration of the making by State National Bank

described real estate:

State National Bank as Trustee, the following

conveyed to

Mock Family Limited Partnership, An Illinois Limited Partnership

secured by Trust Deed bearing even date with said Note, whereby

Nine Hundred Seventy Five Thousand and no/100s-----dollars (\$ 975,000.00)

payable to State National Bank in the principal amount of

Mock Family Limited Partnership, An Illinois Limited Partnership

For the purpose of further securing the Note dated July 30, 1986 made

4600 W. Touhy - Leasing and Rent Assignment, Inc. 86324046

1603 ORKINGTON, BUNNISTON, IL 60209

PREPARED BY RALPH J. STUBBS

PN #10-27-316-030 #10-27-316-029

86324046

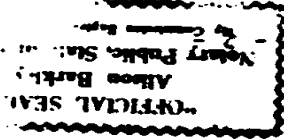
12.00

Handwritten notes and signatures in the bottom right corner.

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Property of Cook County Clerk's Office

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MY COMMISSION EXPIRES: Aug 9, 1977

Notary Public

Alphonse Bartoli

19 86

GIVEN under my hand and Notarial Seal this 30th day of July

and voluntary act, for the uses and purposes therein set forth. that signed, sealed and delivered the said instrument as to the foregoing instrument appeared before me this day in person, and acknowledged personally known to me to be the said person whose name subscribed

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Dennis Mock

STATE OF ILLINOIS)
) SS.)
) COURT OF)

1986 JUL 30 PM 12:30 86324046

86324046

By *Dennis Mock* J. Dennis Mock, General Partner
Mock Family Limited Partnership
An Illinois Limited Partnership

19 86

GIVEN under my hand and seal this 30th day of July

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 the signers.

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, administrators, successors and assigns of the undersigned.

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 lessor or lessors of the lessee 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.

00324046

PARCEL 1: THAT PART OF THE EAST 3/4 OF THE WEST 1/2 OF THE SOUTH 1/2 OF SOUTH 1/2 OF SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AND SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF THE WEST 498 FEET OF SAID EAST 3/4 AT A POINT WHICH IS 363 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH 1/2 OF SOUTH 1/2 AND EAST OF A LINE WHICH IS 498 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 3/4 OF WEST 1/2 OF SOUTH 1/2 OF SOUTH 1/2 OF SOUTHWEST 1/4 OF SAID SECTION 27 (EXCEPTING THEREFROM THE WEST 66 FEET OF THE SOUTH 170 FEET THEREOF).

PARCEL 11: THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF TOUHY AVENUE, BEING A LINE PARALLEL WITH AN EASY 40 FEET NORTHERLY MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SAID TOUHY AVENUE, AND DISTANT 56.5 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACT OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, AS SAID MAIN TRACT IS NOW LOCATED; THENCE NORTHWESTERLY PARALLEL WITH SAID MAIN TRACT CENTER LINE A DISTANCE OF 260 FEET; THENCE EASTERLY PARALLEL WITH THE CENTER LINE OF SAID TOUHY AVENUE A DISTANCE OF 27.5 FEET, MORE OR LESS, TO A POINT DISTANT 30 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID MAIN TRACT CENTER LINE; THENCE SOUTHEASTERLY PARALLEL WITH SAID MAIN TRACT CENTER LINE, A DISTANCE OF 260 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID TOUHY AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE OF TOUHY AVENUE A DISTANCE OF 27.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

86324046

Proper