

KNOW ALL MEN BY THESE PRESENTS...

1518670-63-399L

a corporation organized and existing under the laws of the state of Illinois... not personally but as trustee under the provisions of a Deed or Deeds in trust... July 7, 1986... and known as trust number 2884... in order to secure an indebtedness of Six Hundred Thousand and 00/100 Dollars (\$600,000.) Executed a mortgage of even date herewith, mortgaging to Heritage Bank

12.00

Of Oak Lawn the following described real estate:

See Attached for Legal

Parcels 1, 2, 3, and 4 (Parcel 1) (Parcel 2) (Parcel 3) (Parcel 3) VP# 12-25-430-001-0000; 12-25-429-017-0000, 12-25-429-016-0000, 12-25-429-018-0000, 12-25-429-7411 Grant... Heritage Bank of Oak Lawn... is the holder of said mortgage and the note secured thereby:

NOW, THEREFORE, in order to further secure said indebtedness, and as a part of the consideration of said transaction, the undersigned Heritage County Bank

hereby assign, transfer, and set over unto Heritage Bank of Oak Lawn

hereinafter referred to as the Association, and of its successors and assigns, all the rents now due or which may hereafter become due under or by virtue of any lease, either oral or written, or any letting of, or any agreement for the use or occupancy of any part of the premises herein described, which may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Association under the power herein granted, it being the intention hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the Association and especially those certain leases and agreements now existing upon the property hereinabove described.

The undersigned, do hereby irrevocably appoint the said Association the agent of the undersigned for the management of said property, and do hereby authorize the Association to let and re-let and premises of any part thereof, according to its own discretion, and to bring or defend any suits in connection with said premises in its own name or in the names of the undersigned, as it may consider expedient, and to make such repairs to the premises as it may deem proper or advisable, and to do anything to and about said premises that the undersigned might do, hereby ratifying and confirming anything and everything that the said Association may do.

It is understood and agreed that the said Association shall have the power to use and apply said avails, issues and profits toward the payment of any present or future indebtedness or liability of the undersigned to the said Association, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses for the care and management of said premises, including taxes, insurance, assessments, usual and customary commissions to a real estate broker for leasing said premises and collecting rents and the expense for such attorneys, agents and servants as may reasonably be necessary.

It is understood and agreed that the Association will not exercise its rights under this Assignment until after default in any payment secured by the mortgage or after a breach of any of its covenants.

It is further understood and agreed, that in the event of the exercise of this assignment, the undersigned will pay rent for the premises occupied by the undersigned at the prevailing rate per month for each room, and a failure on the part of the undersigned to promptly pay said rent on the first day of each and every month shall, in and of itself constitute a forcible entry and detainer and the Association, in its own name and without any notice or demand, maintain an action of forcible entry and detainer and obtain possession of said premises. This assignment and power of attorney shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto and shall be construed as a Covenant running with the land, and shall continue in full force and effect until all of the indebtedness or liability of the undersigned to the said Association shall have been fully paid, at which time this assignment and power of attorney shall terminate.

The failure of the Association to exercise any right which it might exercise hereunder shall not be deemed a waiver by the Association of its right of exercise thereafter.

This assignment of rents is executed by... not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said... hereby warrants that it possesses full power and authority to execute this instrument and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on the part of... either individually or as Trustee aforesaid, personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant, either express or implied herein contained, all such liability, if any, being expressly waived by the Mortgagee and by every person now or hereafter claiming any right or security hereunder, and that so far as... either individually or as Trustee aforesaid or its successors, personally are concerned, the legal holder or holders of said note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, if any.

IN WITNESS WHEREOF... not personally but as Trustee as aforesaid... presents to be signed by its... President, and its corporate seal to be hereunto affixed and attested by its... Secretary, this 11th day of July, A. D. 1986.

ATTEST... Secretary

Heritage County Bank... President

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Assignment of Rents

Box

HERITAGE BANK OF OAK LAWN
6001 WEST 95TH STREET
OAK LAWN, ILLINOIS 60453

Mud & Pappas

Ref 339

Loan No.

O. N. Press, Chicago

Property of Cook County Clerk's Office

86299598

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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 *Patience Bonahue*, Assa. Vice-*President* of
Heritage County Bank
and
Maybelle Patenaude, Secretary of said corporation, who are personally known to me to be the same persons
whose names are subscribed to the foregoing instrument as such, Assa. Vice-*President*, 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
corporation, as Trustee as aforesaid for the uses and purposes therein set forth; and the
said Assa. Secretary then and there acknowledged that she, as she, as custodian of the corporate seal
of said corporation, did affix said seal to said instrument as her own free and voluntary act and as the
free and voluntary act of said corporation, as Trustee as aforesaid, for the uses and purposes therein set forth
GIVEN under my hand and Notarial Seal, this *10th* day of *July*, A. D. 19*86*,
[Signature]
Notary Public
My Commission Expires *9/5/86*

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all 1/16

PARCEL

LOT 18 (PART OF BLOCK 13) IN BLOCK 14 IN EDGEMOOR
AND SAID BLOCK 13 BEING A SUBDIVISION OF THAT PART

OF THE SOUTH 1/4 OF THE NORTH EAST 1/4 OF SECTION 25 AND THAT PART OF
THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 25 LYING
NORTHEASTERLY OF THE 100 FOOT RIGHT OF WAY OF THE CHICAGO MILWAUKEE AND
ST. PAUL RAILROAD COMPANY AND SOUTHWESTERLY OF THE CENTER OF GRAND AVENUE ALL
IN TOWNSHIP 40-12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS

PARCEL 21

A 33 FOOT STRIP LYING SOUTH OF THE SOUTHERLY LINE OF GRAND AVENUE
NORTH OF THE NORTHERLY LINE OF THE CHICAGO MILWAUKEE AND ST. PAUL
RAILROAD COMPANY AND SAID WEST LINE EXTENDED SOUTH OF
LOT 18 IN BLOCK 13 IN EDGEMOOR AND CONTAINING GRAND AVENUE ELEVATIONS
BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4
OF SECTION 25 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4
OF SECTION 25 LYING NORTHEASTERLY OF THE 100 FOOT RIGHT OF WAY OF THE
CHICAGO MILWAUKEE AND ST. PAUL RAILROAD COMPANY AND SOUTHWESTERLY OF THE
CENTER OF GRAND AVENUE ALL IN TOWNSHIP 40-12 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 22

LOT 1 AND THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 14 IN EDGEMOOR
BEING A SUBDIVISION OF BLOCKS 1, 2, 10, 11, 12, 13 AND THE WEST
225 FEET OF BLOCK 14, THE WEST 25 FEET OF BLOCK 11, THE EAST 1/2 OF
BLOCK 15 AND THE NORTH 200 FEET OF THE EAST 1/2 OF BLOCK 18 IN CHICAGO
EDGEMOOR IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP
40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS

PARCEL 23

THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP
40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF LOT 1 IN BLOCK 14 IN EDGEMOOR,
A SUBDIVISION OF BLOCKS 1, 2, 10, 11, 12, 13, 14 THE NORTH 225 FEET OF BLOCK 12
THE NORTH 25 FEET OF BLOCK 11 THE EAST 1/2 OF BLOCK 15 AND THE NORTH
200 FEET OF THE WEST 1/2 OF BLOCK 18 OF CHICAGO EDGEMOOR, A SUBDIVISION
OF THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 25;
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHERLY LINE OF
THE RIGHT OF WAY OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILROAD; THENCE
EASTERLY ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY TO THE EAST LINE
OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 25; THENCE NORTH
ALONG SAID EAST LINE TO THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25 TO
THE SOUTHERLY LINE OF GRAND AVENUE; THENCE WESTERLY ALONG SAID
SOUTHERLY LINE OF GRAND AVENUE TO THE POINT OF BEGINNING IN COOK
COUNTY, ILLINOIS.

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