

ASSIGNMENT OF RENTS

Know all men by these presents, that Motilal Raichand and Vimla Raichand
his wife 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 Gary-Wheaton Bank of
Downers Grove, 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 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 grantee hereinafter 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:

Lots 14 and 15 in Block 9 in Berwyn, in Section 31, Township 39 North,
Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Parcel No. 16-31-126-020 TP ALL

DEO

COMMONLY KNOWN AS: 3304-6 Grove Avenue, Berwyn, Illinois.

and does authorize irrevocable the above-mentioned Gary-Wheaton Bank of
Downers Grove 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 moneys,
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 Gary-Wheaton Bank of Downers Grove 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 judgment deemed
proper and advisable.

This instrument is given to secure payment of the principal sum and interest of
or upon a certain loan for \$ 117,900.00 dollars secured by a Mortgage or
Trust Deed dated the 3rd day of August, 19 87 conveying and
mortgaging the real estate and premises herein above described to Gary-Wheaton
Bank of Downers Grove 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.

Motilal Raichand
Motilal Raichand
Vimla Raichand
Vimla Raichand

87438639

UNOFFICIAL COPY

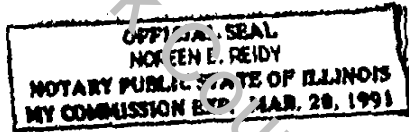
State of Illinois)
County of DuPage)

I, _____ the undersigned _____, a Notary Public, in and for said County in the State of aforesaid, do hereby certify that Motilal Raichand and Vimala Raichand, his wife, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act.

James S. Reidy

Notary Public

MY COMMISSION EXPIRES: 3-20-1991



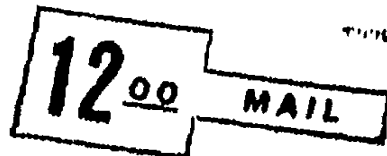
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7#4449 TRAN 1630 08/07/87 15:12:00
15483 # D * - 37 - 838639
COOK COUNTY RECORDER

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Harold T. Roubicek
711 S. Blue. Oak Park
60302



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