

UNOFFICIAL COPY

Assignment of Rents
FOR CORPORATE TRUSTEE

87488359

71-30-234 4-3 all

Loan No. 5689-2

METROPOLITAN BANK AND TRUST COMPANY, an Illinois banking 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 duly recorded and delivered to the undersigned
in pursuance of a Trust Agreement dated July 14, 1987 and known as trust number 1665

in order to secure an indebtedness of FORTY FOUR THOUSAND EIGHT HUNDRED ---- Dollars (\$ 44,800.00),

executed a mortgage of even date herewith, mortgaging to UNIVERSAL SAVINGS AND LOAN ASSOCIATION

the following described real estate:

Lot Two Hundred Nineteen (219) in Burr Ellyn, a Resubdivision in the South East Quarter (1/4) of the North East Quarter (1/4) of Section Fourteen (14), Township Thirty Eight (38) North, Range Thirteen (13), East of the Third Principal Meridian, in Cook County, Illinois and commonly known as 5833 South Sawyer Avenue, Chicago, Illinois.

PTN # 19-14-228-011-0000 ^{Sk. 5833 S. SAWYER Chgo. IL.}
and, whereas, said Mortgagee 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 corporate trustee hereby assigns, transfers, and sets over unto said Mortgagee, and/or 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 Mortgagee 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 hereunder unto the Mortgagee and especially those certain leases and agreements now existing upon the property hereinabove described.

The undersigned, do hereby irrevocably appoint the said Mortgagee the agent of the undersigned for the management of said property, and do hereby authorize the said Mortgagee to let and re-let said premises or 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 in and about said premises that the undersigned might do, hereby ratifying and confirming anything and everything that the said Mortgagee may do.

It is understood and agreed that the said Mortgagee 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 Mortgagee, 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, 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 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 said Mortgagee may 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.

It is understood and agreed that the Mortgagee 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.

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

This assignment of rents is executed by said corporation 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 corporation 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 said corporation, 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 said corporation, 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, the undersigned corporation, not personally but as Trustee as aforesaid, has caused these presents to be signed by its President, and its corporate seal to be hereunto affixed and attested by its

Secretary, this 20th day of August, A.D., 19 87

ATTEST: METROPOLITAN BANK AND TRUST COMPANY
METROPOLITAN BANK AND TRUST COMPANY
TRUST DEPT.
BY: DOCUMENTS EXECUTED BY ATTACHED RUBEN

STATE OF Illinois }
COUNTY OF COOK } ss. I, _____ the undersigned, a Notary Public in
and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
personally known to me to be the President of

a corporation, and personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such Officers, they signed and delivered the said instrument as such Officers of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this _____ day of _____, A.D. 19 _____

Notary Public

THIS INSTRUMENT WAS PREPARED BY: *f mail to:*
Universal Savings & Loan Association
1800 South Halsted Street
Chicago, Illinois 60608
44032-1 (7/74) Anna M. Rios
32 ARCTI - Standard Corporate Trustee Form Assignment of Rents for use with Standard Mortgage
Form 31 MCTI and Standard Promissory Installment Note Form 31 NCTI

BOX 333 - TH

BFC FORMS SERVICE, INC.

12.00

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1987 SEP 4

COOK COUNTY, ILLINOIS
FILED FOR RECORD

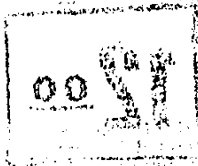
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Property of Cook County Clerk's Office

RECORDED IN BOOK 100 OF

INDEXED IN INDEX



STATE OF

ILLINOIS

CLERK OF COURT

COOK COUNTY

CHICAGO, ILL.

SEP 4 1987

PM 12:50

87488359

COOK COUNTY

CLERK OF COURT

CHICAGO, ILL.

SEP 4 1987

PM 12:50

87488359

COOK COUNTY

CLERK OF COURT

CHICAGO, ILL.

UNOFFICIAL COPY

Rider attached to ASSIGNMENT OF RENTS (Universal Savings & Loan Association - \$44,800.00)

Dated September 1st, 1987

This instrument is executed by METROPOLITAN BANK AND TRUST COMPANY, not in its individual corporate capacity, but as Trustee as aforesaid; and it is expressly agreed that nothing herein contained shall be construed as creating any liability on said METROPOLITAN BANK AND TRUST COMPANY in its individual corporate capacity with respect to any warranty or representation contained in this instrument, or to perform any covenant, either express or implied, herein contained, all such liability, if any, being expressly waived by the parties hereto and by every person now or hereafter claiming any right or interest hereunder, and the parties hereto and such other persons shall accept this instrument upon the express condition that no duty shall rest upon said METROPOLITAN BANK AND TRUST COMPANY either in its individual corporate capacity, or as said Trustee, to collect, receive, sequester or retain for any purpose the rents, issues and profits arising from the property hereinabove described or the property or funds at any time subject to said Trust Agreement, or the proceeds arising from the sale or other disposition of any such property, or to continue as such Trustee, or to retain any right, title or interest in or to the property hereinabove described or in or to any part or all of the property or funds at any time subject to said Trust Agreement.

not individually, but as Trustee
under Trust No. 1665

By: Abraham Kritzer
Senior Vice President

ATTEST:

John C. Lanaro
Assistant

STATE OF ILLINOIS)

COUNTY OF COOK)

) SS.

I, Cheryl Brueckmann
a Notary Public in and for said county, in the State
aforesaid, DO HEREBY CERTIFY, that Abraham Kritzer

Senior Vice President of METROPOLITAN BANK AND TRUST COMP
and John C. Lanaro

~~Assistant~~ V.P. of said banking corporation,
personally known to me to be the same persons whose names
are subscribed to the foregoing instrument as such
~~Vice-President~~ and ~~Assistant~~, respectively,
appeared before me, this day in person and acknowledged
that they signed and delivered the said instrument as
their own free and voluntary acts, and as the free and
voluntary act of said banking corporation, as Trustee,
for the uses and purposes therein set forth; and the said
~~Assistant~~ V.P. did also then and there acknowledge
that he, as custodian of the corporate seal of said banking
corporation, did affix the said corporate seal of said bank
corporation to said instrument as his own free and voluntary
act, and as the free and voluntary act of said banking
corporation, as Trustee, for the uses and purposes therein
set forth.

Given under my hand and Notarial Seal this 20th day of August, 19 87

Cheryl Brueckmann
Notary Public

My commission expires January 9th, 1989

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Property of Cook County Clerk's Office

[Handwritten signature]