

UNOFFICIAL COPY

KNOW ALL MEN BY THESE PRESENTS, that whereas

LaSalle National Bank, A National Banking Association 1325 Howard St., Suite 201
Evanston, Illinois 60202
87538439

~~organized and existing under the laws of the United States of America~~
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 September 16, 1987 ^{NR-8}
and known as trust number 112617

in order to secure
an indebtedness of Ninety-eight Thousand Two Hundred Fifty and no/100 Dollars
(\$98,250.00) Executed a mortgage of even date herewith, mortgaging to

Northfield Woods Water & Utility Company

the following described real estate: SEE ATTACHED LEGAL DESCRIPTION:

PROPERTY ADDRESS: 4147 N. Keeler Ave. Unit 1 - Chicago, Illinois
PERMANENT TAX I.D. # 13-15-416-050-1001 ^K

and, whereas, Northfield Woods Water & Utility Company 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, LaSalle National Bank, as Trustee under Trust Agreement, dated
September 16, 1987, & known as Trust No. 112617 & not personally
hereby assigns, transfers, and sets over unto

Northfield Woods Water & Utility Company

hereinafter referred to as the Association, 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 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 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 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 covenants.

It is further understood and agreed, that in the event of the exercise of the 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 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.

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 LaSalle National Bank
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 LaSalle National Bank 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

LaSalle National Bank 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

LaSalle National Bank 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, La Salle National Bank

not personally but as Trustee as aforesaid, has caused these presents to be signed by its Vice President, and

its corporate seal to be hereunto affixed and attested by its Assistant Secretary, this 17 day of
September A. D. 19 87

ATTEST Francine Cullen
Assistant Secretary

La Salle National Bank
As Trustee as aforesaid and not personally
By [Signature]
Vice President

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87995115

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Box _____

Assignment of Rents

John M. Koster, Unit 1

Chicago, IL

TO

Northfield Woods, Dakota Utility Co.

1325 Howard St., Suite 201

Washington, IL 60702

Loan No. _____



*Paul H. Gian, Director,
Sobair, Travel, Bank
9 Brunswick, Ltd.
120 W. Madison
Chicago, IL 60602*

O. K. Press, Chicago

Property of Cook County Clerk's Office

STATE OF ILLINOIS
COUNTY OF _____
} SS.

I, *HARRY E. PENNSWICK*, a Notary Public, in and for said County, in the State aforesaid,
DO HEREBY CERTIFY, THAT *Joseph W. Lang*, Vice President of _____
and _____, 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 _____ 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 _____ Assistant Secretary then and there acknowledged that _____ 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 _____ 17th _____ day of _____ September _____ A.D. 19 _____ 87

[Signature]
Notary Public

My Commission Expires _____ October 25th, 1987

CCV83528

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LEGAL DESCRIPTION

Unit 1 together with its undivided percentage interest in the common elements in Keeler Terrace Condominium as delineated and defined in the Declaration recorded as Document number 85-087505 and Amended by Declaration recorded as Document number 86-490355, in the East 1/2 of the Southeast 1/4 of Section 15, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.'

The Mortgagor also hereby grants to the mortgagee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium

This mortgage is subject to all rights, easements and covenants, restrictions, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

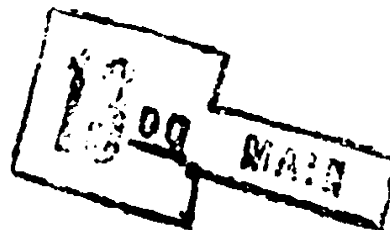
Mortgagor also hereby grants and assigns to Northfield Woods Water and Utility Company, its successors and assigns, parking space No. G-1 as a limited common element as set forth and provided in the aforementioned Declaration of Condominium.

P.I.N. 13-15-416-050-1001

4147 N. Keeler Unit i
Chicago, Illinois

DEPT 91 RECORDING \$13.25
TR#1112 TRAN 5970 10/02/07 12:31:00
09793 # 4 * -87-638439
COOK COUNTY RECORDER

87538439



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