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ASSIGNMENT OF LEASES AND RENTS

87545623

THIS ASSIGNMENT, made this 25 day of October, 1987, by

Tamara David and Epharim David, her husband, who reside at 9444 Kenneth, Skokie, Illinois (hereinafter called "Assignor")

in favor of UNI-FIN CORP., an Illinois corporation located at 200 West Adams Street, Chicago, Illinois

(hereinafter called "Assignee"),

WITNESSETH:

FOR VALUE RECEIVED, Assignor does hereby SELL, ASSIGN, TRANSFER, SET OVER and DELIVER and grant a security interest in unto the Assignee all leases, written or oral, and all agreements for use or occupancy of any portion of the premises together with buildings and improvements thereon (hereinafter called "said premises"), situate in the City of Skokie, County of Cook, State of Illinois and more particularly described in the Mortgage or Deed of Trust hereinafter identified,

TOGETHER with any and all extensions and renewals thereof and any and all further leases, lettings or agreements (including subleases thereof and tenancies following allotment) upon or covering use or occupancy of all or any part of the said premises (all such leases, agreements, subleases and tenancies heretofore mentioned are hereinafter collectively included in the designation "said leases").

TOGETHER with any and all guarantees of lessee's performance under any of said leases, and

TOGETHER with the immediate and continuing right to collect and receive all of the rents, income, receipts, revenues, issues and profits now due or which may become due or to which Assignor may now or shall hereafter (including the period of redemption, if any) become entitled or may demand or claim, arising or issuing from or out of the said leases or from or out of the said premises or any part thereof, including but not by way of limitation: minimum rents, additional rents, percentage rents, parking maintenance, tax and insurance contributions, deficiency rents and liquidated damages following default, the premium payable by any lessee upon the exercise of a cancellation privilege originally provided in any said lease, and all proceeds payable under any policy of insurance covering loss of rents resulting from untenantability caused by destruction or damage to the said premises together with any and all rights and claims of any kind which Assignor may have against any lessee under such leases or any subtenants or occupants of the said premises (all such moneys, rights and claims in this paragraph described being hereinafter called "rents"),

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SUBJECT, however, to a license hereby granted by Assignor to Assignor, but limited as hereinafter provided, to collect and receive all of the said rents.

TO HAVE AND TO HOLD the same unto the Assignee, its successors and assigns forever, or for such shorter period as hereinafter may be indicated.

FOR THE PURPOSE OF SECURING the payment of all liabilities and indebtedness of any and every kind or nature heretofore, now or hereafter owing, due or payable by Assignor to Assignee, howsoever evidenced, created, incurred, acquired or owing and whether under the Mortgage or Deed of Trust hereinafter identified or otherwise and whether primary, secondary, direct, contingent, fixed or otherwise, as well as the payment, observance, performance and discharge of all other obligations, covenants, conditions and warranties contained in the Mortgage or Deed of Trust recorded in Book at Page , Official Records, Cook County, Illinois or recorded therein immediately prior in time to the recording hereof and in any extensions, supplements and consolidations thereof, covering the said premises and securing all of the above indebtedness. All reference herein to "Note" or "said Notes" or "Notes" shall be deemed to be and be taken as references to the above liabilities, indebtedness and obligations, which premises are described below. *

TO PROTECT THE SECURITY OF THIS ASSIGNMENT, IT IS COVENANTED AND AGREED AS FOLLOWS:

I That Assignor represents and warrants: That Assignor is the owner in fee simple absolute of the said premises and has good title to the leases and rents hereby assigned and good right to assign the same, and that no other person, firm or corporation has any right, title or interest therein, that Assignor has duly and punctually performed all and singular the terms, covenants, conditions and warranties of the existing leases on Assignor's part to be kept, observed and performed; that Assignor has not previously sold, assigned, transferred, mortgaged or pledged the said rents, from said premises, whether now due or hereafter to become due; that any of said rents due and issuing from said premises or from any part thereof for any period

*Lot 7 in Block 7 in Krann and Dato's Devonshire Manor Annex being a subdivision of part of Section 15, Township 41 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois and commonly known as 9444 Kenneth, Skokie, Illinois.

Permanent Tax No. 10-15-305-004 FBO UN

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deemed or construed to constitute Assignee a mortgagee in possession not thereafter or at any time or in any event obligate the Assignee and authority so created, shall not, prior to entry upon and taking of possession of said premises by Assignee, be provided, however, that the acceptance by Assignee of this Assignment, with all of the rights, powers, privileges and authority so created, shall not, prior to entry upon and taking of possession of said premises by Assignee, be

and Mortgage or Deed of Trust and maintenance, without interest thereon, of a reserve for replacement; and including payment of reasonable management, brokerage and attorney's fees, payment of the indebtedness under the said Note apply the rents so collected to the operation and management of said premises, but in such order as Assignee shall deem proper to protect the security hereof, as fully and to the same extent as Assignor could do if in possession, and in such event to or reduce rents; decorate, clean and make repairs; and otherwise do any act or incur any costs or expense as Assignee shall deem proper to protect the security hereof, as fully and to the same extent as Assignor could do if in possession, and in such event to enter upon, take possession of, manage and operate said premises or any part thereof, make, modify, enforce, cancel or accept surrender of any lease now in effect or hereafter in effect on said premises or any part thereof; remove and evict any lessee; increase the security, with or without any action or proceeding, through any person or by agent, or by the trustee(s) under the Deed of Trust secured hereby, or by a receiver to be appointed by court and irrespective of said Assignor's possession, then or hereafter, to all of the rights and remedies contained in said Note and Mortgage or Deed of Trust; and (c) without regard to the adequacy of order as Assignee may determine; (d) to declare all sums secured hereby immediately due and payable and, at its option, exercise proceeds thereof, together with any funds of Assignor deposited with Assignee, upon any indebtedness secured hereby and in such and proper costs and expenses of collection, as determined by Assignee, including reasonable attorney's fees, to apply the net sue for, attach and levy the said rents, to give proper receipts, releases and acquittances thereof, and after deducting all necessary amounts the said rents, and then and thereafter, without taking possession, in Assignee's own name, to demand, collect, receive, to exercise and enforce any or all of the following rights and remedies: (a) to terminate the license granted to Assignor to collect as or in the said leases contained, Assignee, at its option, shall have the complete right, power and authority hereunder then or thereafter or performance of any obligation, term, covenant, condition or warranty herein or in the said Note and Mortgage or Deed of Trust 5. That upon or at any time after default in the payment of any indebtedness secured hereby or in the observance of the said Note and Mortgage or Deed of Trust, before using any part of the same for any other purposes.

Deed of Trust, before using any part of the same for any other purposes. Mortgage or Deed of Trust, and thirdly to the payment of interest and principal becoming due on the said Note and Mortgage or due thereon, secondly to the cost of such insurance and of such maintenance and repairs as is required by the terms of the said hereby covenants to so apply same, first to the payment of taxes and assessments upon said premises before penalty or interest are receive such rents, and shall hold same, as well as the right and interest to receive same, as a trust fund to be applied, and Assignor shall of the said leases or any renewals or extensions thereof, or from or out of the said premises or any part thereof, and Assignor shall as provided in the following paragraph) to collect upon, but not in or to accrue, as aforesaid all of said rents, arising from or out Mortgage or Deed of Trust or in said leases contained, Assignor shall have the right under a license granted hereby (but limited or in the observance and performance of any other obligation, term, covenant or condition or warranty herein or in said Note and 5. That so long as there shall exist in default by Assignor in the payment of any indebtedness secured hereby

rights and remedies provided thereunder and hereunder as well as by law. shall default in the observance or performance of any obligation, term, covenant, condition or warranty herein, then, in each such instance, the same shall constitute a default under the said Note and Mortgage or Deed of Trust hereby

4. That in the event any representation or warranty herein or in said Note and Mortgage or Deed of Trust shall be found to be untrue or Assignor shall default in the observance or performance of any obligation, term, covenant, condition or warranty herein, then, in each such instance, the same shall constitute a default under the said Note and Mortgage or Deed of Trust hereby

3. That Assignor further covenants and agrees as follows: Not to receive or collect any rents from any present or future lease of said premises or any part thereof for a period of more than two months in advance (whether in cash or by promissory note), mortgage, transfer, mortgage or otherwise encumber or assign future payments of said rents; not to waive, excuse, condone, discount, set-off, compromise, or in any manner release or discharge any lessee hereunder, of and from any obligations, covenants and agreements by said lessee to be kept, observed and performed, including the obligation to pay the rents hereunder, in the manner and at the place and time specified therein; not to cancel, terminate or consent to any surrender of any said lease, nor modify, or in any way alter the terms thereof without, in each such instance enumerated in this paragraph, the prior written consent of the Assignee.

2. That Assignor covenants and agrees as follows: To observe, perform and discharge, duly and punctually, all and singular the obligations, terms, covenants, conditions and warranties of the said Note and Mortgage or Deed of Trust, of the existing leases and of all future leases affecting the said premises, on the part of the Assignor to be kept, observed and performed, and to give prompt notice to Assignee of any failure on part of Assignor to observe, perform and discharge same; to notify and direct in writing each and every present or future lessee or occupant of the said premises or of any part thereof that any security deposit or other deposits heretofore delivered to Assignor have been retained by Assignor or assigned and delivered to Assignee as the case may be; to enforce or secure in the name of the Assignee the performance of each and every obligation, term, covenant, condition and agreement in said leases by any lessee to be performed, to appear in and defend any action or proceeding arising under, occurring out of, or in any manner connected with the said leases or the obligations, duties or liabilities of the Assignor and any lessee thereunder, and, upon request by Assignee, will do so in the name and behalf of the Assignee but at the expense of the Assignor, and to pay all costs and expenses of the Assignee, including attorney's fees in a reasonable sum in any action or proceeding in which the Assignee may appeal.

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Assignee to appear in or defend any action or proceeding relating to the said leases or to the said premises, or to take any action hereunder, or to expend any money or incur any expenses or perform or discharge any obligation, duty or liability under said leases, or to assume any obligation or responsibility for any security deposits or other deposits delivered to Assignor by any lessee thereunder and not assigned and delivered to Assignee, nor shall Assignee be liable in any way for any injury or damage to person or property sustained by any person or persons, firm or corporation in or about the said premises;

And provided further that the collection of said rents and application as aforesaid and/or the entry upon and taking possession of the said premises shall not cure or waive any default or waive, modify or affect any notice of default under said Note and Mortgage or Deed of Trust to invalidate any act done pursuant to such notice, and the enforcement of such right or remedy by Assignee, once exercised, shall continue for so long as Assignee shall elect, notwithstanding that the collection and application aforesaid of such rents may have cured for the time the original default. If Assignee shall thereafter elect to discontinue the exercise of any such right or remedy, the same or any other right or remedy hereunder may be reasserted at any time and from time to time following any subsequent default.

7. That Assignor hereby agrees to indemnify and hold the Assignee harmless of and from any and all liability, loss, damage or expense which it may or might incur under or by reason of this Assignment, or for any action taken by the Assignee hereunder, or by reason of in defense of any and all claims and demands whatsoever which may be asserted against Assignee arising out of said leases, including, but without limitation thereto, any claim by any lessee of credit for rental paid to and received by Assignor, but not delivered to Assignee, for any period under any said lease more than two months in advance of the due date thereof; should the Assignee incur any such liability, loss, damage or expense, the amount thereof (including reasonable attorney's fees) with interest thereon at the penalty rate set forth in said Note and Mortgage or Deed of Trust shall be payable by Assignor immediately without demand, and shall be secured hereby and by said Mortgage or Deed of Trust.

8. That until the indebtedness secured hereby shall have been paid in full, Assignor will deliver to Assignee executed copies of any and all other and future leases upon all or any part of the said premises and will transfer and assign to Assignee, upon the same terms and conditions as herein contained, such other and future leases and Assignor hereby covenants and agrees to make, execute and deliver unto Assignee upon demand and at any time or times, any and all assignments and other instruments sufficient for the purpose or that the Assignee may deem to be advisable for carrying out the true purposes and intent of this Assignment (including assignment of the rent upon any lease with the United States Government after allowance of the rental claim, ascertainment of the amount due and issuance of the warrant for payment thereof).

9. That the failure of the Assignee to avail itself of any of the terms, covenants and conditions of this Assignment for any period of time or at any time or times, shall not be construed or deemed to be a waiver by Assignee of any of its rights and remedies under said Note and Mortgage or Deed of Trust, or under the laws of the state in which the said premises are situate. The right of the Assignee to collect the said indebtedness and to enforce any other security therefor may be exercised by Assignee, either prior to, simultaneously with, or subsequent to any action taken hereunder.

10. That upon payment in full of all of the indebtedness secured by said Note and Mortgage or Deed of Trust and of all sums payable hereunder, this Assignment shall become and be void and of no effect, but the affidavit, certificate, letter or statement of any officer of Assignee showing any part of said indebtedness to remain unpaid shall be and constitute conclusive evidence of the validity, effectiveness and continuing force of this Assignment, and any person, firm or corporation, may and is hereby authorized to rely thereon. A demand on any lessee made by Assignee for payment of rents by reason of any default claimed by Assignee shall be sufficient warrant to said lessee to make future payments of rents to Assignee without the necessity for further consent by the said Assignor.

11. That all notices, demands or documents of any kind which Assignee may be required or may desire to serve upon Assignor hereunder shall be sufficiently served by delivering same to Assignor personally or by leaving a copy of same addressed to Assignor at the address appearing hereinabove, or by depositing a copy of same in the United States mail, postage prepaid and addressed to Assignor at said address.

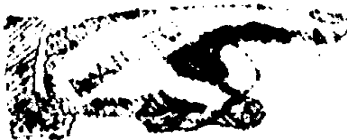
12. That the terms, covenants, conditions and warranties contained herein and the powers granted hereby shall run with the land, shall inure to the benefit of and bind all parties hereto and their respective heirs, executors, administrators, successors and assigns, and all lessees, sub-tenants and assigns of same, and all occupants and subsequent owners of the said premises, and all subsequent holders of the said Note and Mortgage or Deed of Trust. In this Assignment, whenever the context so requires, the masculine gender shall include the feminine and or neuter and the singular number shall include the plural and conversely in each case. All obligations of each Assignor hereunder shall be joint and several.

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UNI-FIN CORP.
200 WEST ADAMS
CHICAGO, ILLINOIS 60606



mail to:

200 West Adams Street, Chicago, Illinois 60606.

The name and post office address of the party preparing this Assignment is B. Colony

Notary Public

GIVEN under my hand and notarial seal, this _____ day of _____ 19____

Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ 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 Company, for the uses and purposes therein set forth, and the said Secretary then and there acknowledged that _____ as custodian of the corporate seal of said Company, did affix the corporate seal of said Company to said instrument as own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

President of the _____

State aforesaid, DO HEREBY CERTIFY, that _____

_____ a Notary Public, in and for said County, in the _____

Notary Public
Barnes Colony
Cook County, Illinois
Acting in Cook County, Ill.
Comm. Expires 7/1/89

Barnes Colony
Notary Public

GIVEN under my hand and Notarial Seal this 6th day of October, 1987

her husband, _____ personally known to me to be the same persons whose names _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes thereof set forth, including the release and waiver of the right of homestead.

said County, in the State aforesaid, DO HEREBY CERTIFY THAT Tamara David and Epharim David,

I, BERNICE COLONY a Notary Public in and for and residing in _____

COUNTY OF COOK

STATE OF ILLINOIS

COOK COUNTY RECORDER

#1111 TRAN 6768 10/07/87 10:31:00
#1502 # 4 * 07-545623

DEPT-91 RECORDING

Epharim David

Tamara David

Tamara David

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[Handwritten signature and initials]

IN WITNESS WHEREOF, this Assignment has been duly executed by the Assignor the day and year first above written.

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