## 87621402

## **UNOFFICIAL COPY**

87621402

## ASSIGNMENT OF RENTS

Know all men by these presents, that AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Bank Association, not personally but as Trustee under the Provisions of a deed of deeds in trust duly recorded and delivered to said Company in pursuance of a Trust Agreement dated December 1, 1977 and known as Trust No. 41719					
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 <u>UNI-FIN CORP</u> .					
its successors and posigns, 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 hereinunder of the powe herein granted, it being he 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 39, 40, 41, 42 in Kay's Subdivision of the East 1/2 of the Northeast 1/4 of th Northwest 1/4 of the Northwest 1/4 of Section 8, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.					

Permanent Tax No: 20-08-103-001 1.0 0.04

002 201. 40 Dr.

and does authorize irrevocably the above mentioned UNI-FIN CORP.

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 measures, 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 the said.

UNI-FIN CORP.

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 judgement deemed proper and advisable.

This instrument is given to secure payment of the principal sum and interest of crupos a certain loan for Three Hundred Fifty Thousand and 00/10 dollars secured by a Mertgage of Trust Deed dated the day of November, 1987, conveying and mortgaging the real estate and prerises hereinabove described to L. H. Tayne of Glencoe, Illinois, as Trustee 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.

This Instrument was prepared by B. Colony, 200 West Adams Street, Chicago, IL 60606.



**UNOFFICIAL COPY** 

This Assignment of Rents is executed by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, solely in the exercise of the authority conferred upon it as said Trustee, and no personal liability or responsibility shall be assumed by, nor at any time be asserted or enforced against it, its agents or employees on account hereof, or on account of any promises, covenents, undertakings or agreements herein or in said Note contained, either expressed or implied; all such liability, if any being expressly waived and released by the mortgagee or holder or holders of said Note and by all persons claiming by, through or under said mortgage or the holder or holders, owner or owners of said Note and by every person now or hereafter claiming any right or security thereunder. It is understood and agreed that AMERICAN BANK AND TRUST COMPANY OF CHICAGO, individually, or as Trustee shall have no obligation to see to the perfor nance or non-performance of any of the covenants or promises herein contained, and shall not be liable for any action or non action taken in violation of any of the covenants herein contained. It is further understood and agreed that the Trustee is not entitled to receive any of the rents, issues, or profits of or from said trust property and this instrument shall not be construed as an admission to the contrary.

further of or fr	under tood and ag rom said trust prop	reed that the T erty and this in	rustee is not entit istrument shall no	led to receive any of the the construed as an ac	lmission to the contrary.
dated a	it Chicago, Minois,	this	day of		, 19 A.D.
	SEAL	OxCoc	OF CHICA	N NATIONAL BANK A GO, not individually to as aforesaid.	
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Chaha a	C Illiania N			C	
	of Illinois ) SS. of Cook )			C/Opt.	
ī	KAREN E BURN	S,	a Notary Public,	n and for said County i	n the State aforesaid, do
before own fr the use as cust instrum Trustee	me this day in persection and voluntary as and purposes therestodian of the corponent as owe, as aforesaid, for	son and acknown and as the frein set forth; ar arate seal of this on free and volumes and part of the uses and par	wledged that they ee and voluntary and the said Trust O s Company, did af antary act and as purposes therein	signed and delivered the ct of said Company, as fficer then and there are fix the corporate seal the free and voluntary	MERICAN NATIONAL  persons whose names are respectively, appeared estide instrument as their Trustee as aforesaid, for eknowledged that, of said Company to said act of said Company, as
e M	"OFFICIAL SEAL" Karen E. Burns Notery Public, State of 1 by Commission Expires 8 mmission expires:	(llinois 3/27/90	$\triangle$	Why Public	Juns

FORM 2301