

UNOFFICIAL COPY

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ASSIGNMENT OF RENTS

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Know all men by these presents, that whereas, American National Bank and Trust Company
of Chicago as Trustee under Trust #104023-03 dated 12/1/87
of the City of Chicago County of Cook and State of Illinois
in order to secure an indebtedness of Six Hundred Thousand and No/100 Dollars
executed a mortgage of even date herewith, mortgaging to Lincoln National Bank
the following described real estate:

SEE RIDER ATTACHED

7144625

and, whereas, Lincoln National Bank
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 con-
sideration of said transaction, the said American National Bank and Trust Company of Chicago
as Trustee under Trust #104023-03 dated 12/1/87
hereby assigns, transfers and sets over unto Lincoln National Bank

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 hereunder unto the Asso-
ciation and especially those certain leases and agreements now existing upon the property herein-
above described.

The undersigned do^{es} hereby irrevocably appoint the Association its true and lawful
attorney in fact, in the name and stead of the undersigned to collect all of said rents now due or
arising or accruing at any time hereafter under each and every of the leases and agreements, written
or verbal, existing or to exist hereafter, 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 security of such
rents, or to secure and maintain possession of said premises or any part 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 dis-
cretion, for such rental or rentals as it may determine, hereby granting full power and authority to
exercise each and every the rights, privileges and powers herein granted at any and all times here-
after without notice to the undersigned or to its executors, administrators and assigns, and
further, with power to use and apply said rents (after the payment of all necessary costs and expenses
of the care and management of said premises, including taxes and assessments, and commission for
leasing said premises and collecting rents therefrom paid to any real estate broker appointed by the
Association at the usual and customary rates then in effect in the City of Chicago, County of Cook,
Illinois) to the payment of the indebtedness secured by said mortgage or incurred thereunder, due
or to become due, or that may be hereafter contracted, hereby ratifying and confirming all that said
attorney may do by virtue hereof.

It is further understood and agreed that the Association may, at its discretion, retain, appoint
or employ attorneys, agents or servants for the purpose of exercising any of the powers and authority
herein granted and the Association shall not be liable for any default, miscarriage, acts or omissions
of such attorneys, agents or servants, if such attorneys, agents or servants were selected with reason-
able care.

This assignment of rents shall operate only after 30 days' default in any of the payments required
by the mortgage hereinbefore described, or immediately upon the breach of any of the covenants
therein contained; and when out of the net rents collected hereunder there shall have been paid all
the said indebtedness and liabilities, then this instrument shall become void and the Association shall
release the same by written instrument.

And it is further agreed that no decree or judgment which may be entered on any debts secured
or intended to be secured hereby shall operate to abrogate or lessen the effect of this instrument,
but that the same shall continue in full force until the payment and discharge of any and all indebted-
ness and liabilities secured hereby in whatsoever form the same may be.

IN WITNESS whereof the undersigned has/have hereunto set its hand and seal
this 29th day of December, A. D. 1987.

American National Bank and Trust Company (SEAL)
of Chicago as Trustee under Trust #104023-03
dated 12/1/87 (SEAL)
By: [Signature] (SEAL)

Trust To Lincoln National Bank
395 N. LaSalle Street
Chicago, IL 60610

BOX 333 - TH

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Assignment of Rents

TO

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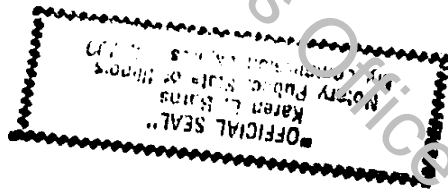
Form 84-210 BankForms, Inc.

Property of Cook County Clerk's Office

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1987 DEC 29 PM 2:52

COOK COUNTY CLERK'S OFFICE
FILED FOR RECORD



Notary Public

I, Karen E. Burns, a Notary Public in and for and residing in said County, in the State of Illinois, DO HEREBY CERTIFY that T. MICHAEL WHITNEY VICE-PRESIDENT Robert E. Johnson SECRETARY personally known to me to be the same person, whose name subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that them signed, sealed and delivered the said Instrument as them free and voluntary act, for the uses and purposes therein set forth. DEC 29 1987
GIVEN under my hand and Notarial Seal, this 29 day of December, A. D. 1987

STATE OF ILLINOIS
COUNTY OF COOK
SS. KAREN E. BURNS

66915328

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RIDER

PARCEL 1:

LOTS 43 TO 48 INCLUSIVE, THE EAST 6 1/4 FEET OF LOT 49, LOT 51 AND THE WEST 1/2 OF LOT 50 (EXCEPT THE WEST 5.42 FEET OF SAID WEST 1/2 OF LOT 50) ALL IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND LOTS 1, 2 AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 AND THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 AND THE EAST 1/2 OF THE SOUTH EAST 1/4 THEREOF) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 79, 80, 81, 82, 83 AND 84 IN BLOCK 3 IN CHARLES J. FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND LOTS 1, 2 AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 AND THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 AND THE EAST 1/2 OF THE SOUTH EAST 1/4 THEREOF) ALL IN COOK COUNTY, ILLINOIS.

PIN * 14-19-304-011; 012; 020; 021; 022; 023; 024
5, 14, 15, 43, 79, 80, 81, 82, 83, 84

Address: 1801 Larchmont, Chicago, IL ACO M.

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