Ford City Bank and Trust Co.

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, hereinafter called First Party, in consideration of Ten Dollars (\$10.00) in hand paid, and of other

See Attached Exhibit A.

good and valuable considerations, the receipt whereof are hereby acknowledged, does hereby assign, transfer and set over unto

DEPT-01 RECORDING \$17.40 T#4494 TRAN 0665 09/03/87 15:24:00 #1863 # ID ※ …… (ア #3:47.527 COOK COUNTY RECORDER

This document was prepared by Michael B. Lahti, 5501 W. 79th St., Burbank, IL. 60459

This instrument is given to secure payment of the principal sum of Ore Hundred Twenty-Five Thousand and NC/100 - - - - - - - - - Dollars

and interest upon a certain loan secured by Trust Deed to Ford Criy Pank and Trust Co.

as Trustee dated March 25, 1987 and recorded in the recorder's Office of above-named County, conveying the real estate and premises hereinabove described, 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 or may receive accrue under said trust deed, have been fully paid.

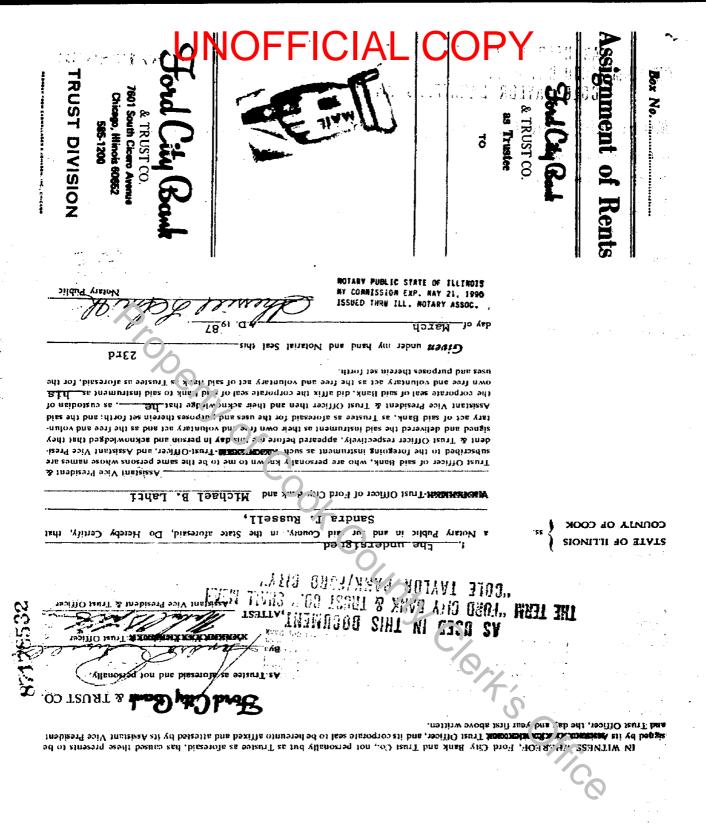
This assignment shall not become operative until a default exists in the payment of principal or interest or in the performance of the terms or conditions contained in the Trust Deed herein referred to and in the Note secreted thereby.

Without limitation of any of the legal rights of Second Party as the absolute assignce of he rents, issues, and profits of said real estate and premises above described, and by way of enumeration only, First Party hereby covernits and agrees that in the event of any default by the First Party under the said trust deed above described, the First Party will, whicher before or after the note or notes secured by said trust deed is or are declared to be immediately due in accordance with the terms of said trust deed, or whether before or after the institution of any legal proceedings to foreclose the lien of said trust deed, or before or after any sale therein, forthwith, upon demand of Second Party, surrender to Second Party, and Second Party shall be entitled to take actual possession of, the said real estate and premises hereinabove described, or of any part thereof, personally or by its agents or a torsieys, as for condition broken, and, in its discretion, may with or without force and with or without process of law, and without any action on the part of the holder or holders of the indebtedness secured by said trust deed, enter upon, take, and maintain possession of all or any part of said real estate and premises hereinabove described, together with all documents, books, records, papers, and accounts if First Party relating thereto, and may exclude the First Party, its agents, or servants, wholly therefrom, and may, in its own name, as assignee under this assignment, hold, operate, manage and control the said real estate and premises hereinabove described, and conduct the business thereof, either personally or by its agents and may, at the expense of the mortgaged property, from time to time, either by purchase, repair, or construction, make all necessary or proper repairs, renewals, replacements, useful alterations, additions, betterments, and improvements to the said real estate and premises as to it may seem judicious, and may insure and reinsure the same, and may lease said mortgaged property in such parcels and for such times and on such terms as to it may seem fit, including leases for terms expiring beyond the maturity of the indebtedness secured by said trust deed, and may cancel any lease or sub-lease for any cause or on any ground which would entitle the First Party to cancel the same, and in every such case the Second Party shall have the right to manage and operate the said real estate and premises, and to carry on the business thereof, as it shall deem best, and the Second Party shall be entitled to collect and receive all earnings, revenues, rents, issues, profits, and income of the same, and any part thereof, and, after deducting the expenses of conducting the business thereof and of all maintenance, repairs, renewals, replacements, alterations, additions, betterments, and improvements, and all payments which may be made for taxes, assessments, insurance, and prior or proper charges on the said real estate and premises, or any part thereof, including the just and reasonable compensation for the services of the Second Party and of its attorneys, agents, clerks, servants, and others employed by it, properly engaged and employed, for services rendered in connection with the operation, management, and control of the mortgaged property and the conduct of the business thereof, and such further sums as may be sufficient to indemnify the Second Party against any liability, foss, or damage on account of any matter or thing done in good faith in pursuance of the rights and powers of Second Party hereunder, the Second Party may apply any and all moneys arising as aforesaid:

(1) To the payment of interest on the principal and overdue interest on the note or notes secured by said trust deed, at the rate therein provided; (2) To the payment of the interest accrued and unpaid on the said note or notes; (3) To the payment of the principal of said note or notes from time to time remaining outstanding and unpaid; (4) To the payment of any and all other charges secured by or created under the said trust deed above referred to; and (5) To the payment of the balance, if any, after the payment in full of the items hereinbefore referred to in (1) (2), (3), and (4), to the First Party.

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the manner herein and in said principal note, provided.

cruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the tien listeby created, in Co., personally are concerned, the legal holder or holders of said principal and interest notes and the owner or owners of any indebtedness acafter claiming any right or security hereunder, and that so far as the party of the first part and its successor and said Ford City Bank and Trust or implied herein contained, all such liability, if any, being expressly waived by said party of the second part and by every person now or heremid principal notes or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any cavonant either express notes contained shall be construed as creating any liability on the said first party of on said botd City Bank and Trust Co., personally to pay the foll power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in said principal or interest This Assignment of Rents is executed by Ford City Bank and Trust Co., not personally but as Trustee as aloresaid in the exercise of the possesses med authority conferred upon and vested in it as such Trustee (and said Ford City Bank and Turst Co., hereby wattants that it possesses

The payment of the note and release of the Trust Deed securing said note shall ipso facto operate as a release of this instrument.

or assigns shall have full right, power and authority to enforce this agreement, or any of the terms, provisions, or conditions hereof, and exercise the powers hereunder, at any time or times that shall be deemed fit. The failure of Second Party, or any of its agents or attorneys, successors or assigns, to avail itself or themselves of any of this agents done from the said second stay, or their rights under the terms hereof, but said Second Sarty, or its agents or their rights under the terms hereof, but said Second Sarty, or its agents or their rights under the terms hereof, but said Second Sarty, or its agents or their rights under the terms hereof.

This instrument shall be assignable by Second Party, and all of the terms and provisions hereof shall be hinding upon and single of the respective executors, administrators, legal representatives, successors and assigns of each of the parties hereto.

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LEGAL DESCRIPTION

PARCEL 1:

That part of Block 12 in Van Vlissingen Heights Subdivision; a Subdivision of parts of the East 2/3 of the Morth West 1/4 and the West 1/2 of the North East 1/4 North of the Indian Boundary Line of Section 12, Township 37 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded May 25, 1926 as Document 92866759 bounded and described as follows:

Commencing at a point 23 feet North of the South line and 136 feet 5 1/2 inches East of the West line of Lot 14 in said Block 12 proceeding 125 feet East therefrom; Thence North 173 feet; Thence West 125 feet; Thence South 173 feet to point of beginning, in Cook County, Illinois.

PARCEL 2:

That part of Plock 12 in Van Vlissingen Heights Subdivision aforesaid bounded and described as follows:

Commencing at a point 59 feet North of the South Line and 71 feet East of the West line of Lot 14 in said Block 12 proceeding 65 feet, 5 1/2 inches East therefrom; Thence North 105 feet, 6 inches; Thence West 65 feet 5 1/2 inches; Thence South 105 feet 6 inches to the point of beginning, in Cook County, Illinois

PARCEL 3:

Lots 1 and 2 and the West 7 feet of Lot 3 in Block 1 and the North 1/2 of the vacated East and West alley lying South of and adjoining said Lots 1 and 2 and the West 7 feet of Lot 3 in said Block 1 and the East 1/2 of vacated Chappel Avenue lying West of Lot 1 in Block 1 and lying West of and adjoining the North 1/2 of the vacated East and West alley lying South of and adjoining Lot 1 in Block 1 all in Van Vlissingen Eeights Subdivision aforesaid.

ALSO,

Lots 1 to 10, both inclusive, and the North 1/2 of the vacated East and West alley lying South of and adjoining said Lots 1 to 10, both inclusive, in Block 12 and the West 1/2 of that part vacated Chappel Avenue lying East of and adjoining said Lot 10 in Block 12 and lying East of and adjoining the North 1/2 of said vacated East and West alley, also Lots 11 to 14, both inclusive, and Lots 35 to 38, both inclusive, and all that part of the vacated North and South alley lying between and adjoining said Lots 11 to 14, both inclusive, and 35 to 38 both inclusive and the South 1/2 of the vacated East and West alley lying North of and adjoining

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said Lots 11 and 38 and lying. North, of and adjoining said
vacated North and South alley in Block \$2, also that part of the West 6 feet of vacated Chappel Avenue lying East of and adjoining said Lots 35 to 38 both inclusive (except the South 5 feet of Lot 35) and lying East of and adjoining said South 1/2 of said vacated East and West alley in Block 12 all in Van Vlissingen Heights Subdivision aforesaid excepting therefrom Parcels 1 and 2 above described, in Cock County, Illinois.

PARCEL 4:

Lot 3 (except the West 7 feet thereof) Lot 4 and the West 7 feet of Lot 5 in Block 1 and the North 1/2 of the vacated East and West alley lying South of and adjoining said Lot 3 (except the West 7 feet thereof); Lot 4 and the West 7 feet of Lot 5 in said Block 1 all in Van Vlissingen Heights Subdivision, a Subdivision of parts of the East 2/3 of the Morth West 1/4 and the West 1/2 of the North East 1/4 North of the Indian Boundary Line of Section 12, Township 37 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded May 25, 1926 as Document Number 9285759, in Cook County, Illinois.

PARCEL 5:

Lot 5 (except the West 7 feet thereof) and Lots 6 to 12, both inclusive, in Block 1 in Van Vlissingen Heights, a Subdivision of part of the East 2/3 of the North West 1/4 and the West 1/2 of the North East 1/4 North of the Indian Boundary Line of Section 1%, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 6:

The North 1/2 of the vacated East and West alley lying South and adjoining Lot 5 (except the West 7 feet thereof) and Lots 6 to 12, both inclusive, in Block 1 in Van Vlissingen Heights aforesaid, in Cook County, Illinois

PARCEL 7:

Lots 1 to 11, both inclusive, in Block 12 in Eugh Maginnis 93th Street Subdivision of the East 1/2 of the West 1/2 of the North East 1/4 of fractional Section 12, Township 37 North, Range 14 East of the Third Principal Meridian, North of the Indian Boundary Line, in Cook County, Illinois.

PARCEL 8:

Lots 15 through 18 and the North 19.69 feet of Lot 19 in Block 12; together with all of the vacated North and South alley lying East of and adjoining the aforesaid Lots in Van Vlissingen Heights, a Subdivision of parts of the East 2/3 of the North West 1/4 and the West 1/2 of the North East 1/4 Morth of Indian Boundary Line of Section 12, Township 37 Morth, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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PARCEL 9

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 8 AS CREATED IN INSTRUMENT RECORDED AS DOCUMENT NUMBER 20459019,

Property of Cook County Clerk's Office