

# UNOFFICIAL COPY

## ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Chicago Title and Trust Company, trustee, of the City of Chicago, County of Cook, and State of Illinois,

in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, in hand paid, the receipt whereof is hereby acknowledged, do hereby sell, assign, transfer and set over unto

### MOUNT PROSPECT STATE BANK

a corporation organized and existing under the laws of the United States (hereinafter referred to as the Bank) 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 of occupancy of any part of the following described premises:

Lot 3 in Caselli's Subdivision of Lot 7, (except the East 1026 feet thereof and except that part of the West 146.9 feet of the East 1172.0 feet lying South of the North 162.25 feet thereof) in County Clerks Division of Section 31, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT TAX INDEX NO: 05-31-229-368, Vol 106  
PROPERTY ADDRESS: 512 LaVergne Avenue, Wilmette, IL 60091  
PREPARED BY AND SENT TO: David V. Schlacks, 111 E. Busse Ave., Mt. Prospect, IL 60056

It being the intention of the undersigned to hereby establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the Bank, whether the said leases or agreements may have been heretofore or may be hereafter made or agreed to, which may be made or agreed to by the Bank under the power herein granted.

The undersigned, do hereby irrevocably and exclusively assign to the Bank the management of said property, and do hereby authorize the Bank to let and relet said premises, if any part thereof, according to its own discretion, and to bring or defend any suits in connection with said premises in its own name, and to do anything in and about anything in and about said premises that the undersigned might do, if it were not for the said assignment.

It being understood and agreed that the said Bank 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 Bank, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses and the care and management of said premises, including taxes, and assessments which may in its judgment be deemed proper and advisable, hereby ratifying and confirming all that said Bank may do by virtue hereof. It is further understood and agreed that in the event of the exercise of this assignment, the undersigned will pay rent for the premises occupied by them at a rate per month fixed by the Bank, and a failure on their part to promptly pay said rent in the first day of each and every month shall in and of itself constitute a forcible entry and detainer and the Bank 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 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 Bank shall have been fully paid, at which time this assignment shall terminate.

It is understood and agreed that the Bank will not exercise any of its rights under this Assignment until after default in the payment of any indebtedness or liability of the undersigned to the Bank.

IN WITNESS WHEREOF, the undersigned, Chicago Title and Trust Company, trustee, has hereunto set its hand and seal, this 8th day of March, A. D. 1937, CHICAGO TITLE AND TRUST CO., a corporation of Illinois, trustee under trust 1076735

ATTEST: *[Signature]* Assistant Secretary, *[Signature]* Asst. Vice President

STATE OF ILLINOIS  
COUNTY OF Cook

I, *[Signature]*, a Notary Public in and for said County, in the State of Illinois, do hereby certify that:

CHICAGO TITLE & TRUST CO., a corporation of Illinois, trustee of trust 1076735 personally known to me to be the same party whose name is subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said Instrument as free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 8th day of March, A. D. 1937

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FORM 1092 BANKERS INC

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STATE OF ILLINOIS  
COUNTY CLERK

SUSAN BUCKER Clerk of Public Schools  
of said County, the State Treasurer, D. ...

DOBBIE CALVIN ASST VICE PRESIDENT

RONDA TRECK

ASST

ASST VICE PRESIDENT

ASST

ASST

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Witness my hand and notarial seal, this 20<sup>th</sup> day of  
MARCH A.D., 1987.

Susan Bucker  
Clerk of Public Schools

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