

UNOFFICIAL COPY



Mail To and This Instrument Prepared by: Thomas P. Riordan 208 S. LaSalle Street Chicago, Illinois 60604

87318921

ASSIGNMENT OF RENTS

Know all men by these presents, that STANDARD BANK AND TRUST COMPANY OF HICKORY HILLS, a Bank Association, not personally but as Trustee under the Provisions of a deed or deeds in trust duly recorded and delivered to said Company in pursuance of a Trust Agreement dated May 4, 1987 and known as Trust No. 3157

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 MERCHANDISE NATIONAL BANK OF CHICAGO

its successors and assigns, 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 uses 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 power herein granted, it being the 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:

SEE ATTACHED RIDER - LEGAL DESCRIPTION ON REVERSE SIDE HEREOF

and does authorize irrevocably the above mentioned MERCHANDISE NATIONAL BANK OF CHICAGO

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 MERCHANDISE NATIONAL BANK OF CHICAGO

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 or upon a certain loan for One Hundred Thousand and no/100 (\$100,000.00) dollars secured by a Mortgage or Trust Deed dated the 5th day of June 19 87 conveying and mortgaging the real estate and premises hereinabove described to MERCHANDISE NATIONAL BANK OF CHICAGO

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.

STANDARD BANK AND TRUST OF HICKORY HILLS, as Trustee under

its Trust No. 3157 and not individually By [Signature] TRUST OFFICER

87318921

UNOFFICIAL COPY

DEPT-01 \$12.25
T#0003 TRAN 0692 06/11/87 11:22:00
\$2240 # C * - 87-318921
COOK COUNTY RECORDER

Lots 47 and 51 inclusive, in clearing, a subdivision of part of the West three quarters of the North half of the Northwest quarter of the Northwest quarter of Section 21, Township 38 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded July 1, 1909 as Document 4399821 in Book 103 of Plats page 33 in Cook County, Illinois.

Permanent Index No. 19-21-100-035 **TR ALL**

which has the address of 5524 West 63rd Place, Chicago, Illinois, 60638

12⁰⁰ MAIL

87-318921

87318921

TRUST ORN INAS GRADUATE
tabas cadant as 2111 YRUMON 10
ylobu/ok for bna on tsurt zt
..... v8
TRUST ORN