

UNOFFICIAL COPY

87392644

ASSIGNMENT OF RENTS

Chicago, Illinois June 22, 1987

Northwest National Bank and Trust Company of Chicago

Know all Men by these Presents, THAT ~~XXXXXXXXXXXX~~ a corporation of Illinois, not personally but as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated June 12, 1987 and known as trust number 10-082980-3, hereinafter called First Party, in consideration of Ten Dollars (\$10.00) in hand paid, and of other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, does hereby assign, transfer and set over unto

AEINA BANK, 2401 N. Hasted, Chicago, Illinois 60614

its successors and assigns (hereinafter called the Second Party), all the rents, earnings, income, issues and profits of and from the real estate and premises hereinafter described which are now due and which may hereafter become due, payable or collectible under or by virtue of any lease, whether written or verbal, or any letting of, possession of, or any agreement for the use or occupancy of, any part of the real estate and premises hereinafter described, which said First Party may have heretofore made or agreed to or may hereafter make or agree to, or which may be made or agreed to by the Second Party under the powers hereinafter granted to it, it being the intention hereof to hereby make and establish an absolute transfer and assignment of all such leases and agreements and all the rents, earnings, issues, income, and profits thereunder, unto the Second Party herein, all relating to the real estate and premises situated in the County of Cook, and described as follows, to wit:

- Parcel 1: Lots 16, 17, 18 and 19 in Block 15 in the First Addition to Franklin Park in Section 28, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.**
- Parcel 2: Lots 11, 12, 13 (except the West 100 feet thereof), Lot 14 (except the North 5 feet of the West 100 feet thereof), Lot 15 and half of the vacated alley East and adjoining Lots 11 to 15 both inclusive and Lots 27 to 31 both inclusive (except the East 100 feet thereof) and half of the vacated alley West and adjoining Lots 27 to 31 both inclusive all in Block 15 in First Addition to Franklin Park, in Section 28, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Nos. **B-A-O** 12-28-233-027 Lot 16
 12-28-233-028 " 17
 12-28-233-029 " 18
 12-28-233-030 " 19
 12-28-233-042 " 14, 15
 Commonly known as: 9620 N. Grand Avenue, Franklin Park, Illinois

12-28-233-040 Lots 11, 12
 041 " 12, 13 K
 87392644

This instrument is given to secure payment of the principal sum of ONE HUNDRED FORTY THOUSAND AND NO/100th Dollars.

and interest upon a certain loan secured by Trust Deed to NORTHWEST NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee dated June 12, 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 hereafter 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 secured thereby.

Without limitation of any of the legal rights of Second Party as the absolute assignee of the rents, issues, and profits of said real estate and premises above described, and by way of enumeration only, First Party hereby agrees that in the event of any default by the First Party under the said trust deed above described, the First Party will, whether 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 thereof, 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 attorneys, as a 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 of 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, loss, or damage on account of any inatter 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, for and on behalf of the beneficiary or beneficiaries under the said trust agreement.

UNOFFICIAL COPY

Assignment of Rents

AETNA BANK

AS TRUSTEE

TO

Northwest National Bank & Trust Co.
3985 N. Milwaukee
Chicago, Illinois 60641

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX



\$12.00 MAIL

87-392644

My Commission Expires February 26, 1988

Notary Public

June A.D. 19 87

Given under my hand and notarial seal, this _____ day of _____ 1987
act of said Bank as Trustee as aforesaid, for the uses and purposes therein set forth.
affix the corporate seal of said Bank to this instrument as _____
and there acknowledged that _____ as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Assistant Cashier then
the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank,
respectively appeared before me this day in person and acknowledged that they signed and delivered
the foregoing instrument as _____ Trust Officer, and Assistant Vice-President-Cashier,
of said Bank, who are personally known to me to be the same persons whose names are subscribed to
Assistant Vice-President-Cashier

G. Oshinski
Vice-President-Trust Officer of the Aetna State Bank, and
TRUST DEPOSITIONS OFFICER
A Notary Public, in and for said County, in the State aforesaid, Do hereby Certify that
H. Buzyni, LAND TRUST OFFICER

STATE OF ILLINOIS
COUNTY OF COOK

COOK COUNTY RECORDER
#1993 # D * 87-392644
TRAN 1003 07/16/87 10:35:00
DEPT. OF RECORDS
TRUST DEPOSITIONS OFFICER
Assistant Vice-President-Cashier

LAND TRUST OFFICER
ATTEST
Northwest National Bank and
Trust Company of Chicago
As Trustee as aforesaid and not personally
By _____
Vice-President-Trust Officer

*Northwest National Bank and
Trust Company of Chicago

This Assignment of Rents is executed by _____ not personally, but as Trustee as aforesaid. It is expressly understood and agreed that nothing herein or in said Trust Deed, principal or interest notes or any interest therein, or any indebtedness first party or on said _____ personally to pay the said principal notes or any interest that may accrue thereon, or any indebtedness being expressly waived by the party of the second part or by any person now or hereafter claiming any right or interest therein and that so far as the party of the first part and its successor and said _____ personally are concerned, the legal holder or holders of said principal and interest notes and the owner or owners of any indebtedness accruing thereunder shall look solely to the premises therein conveyed for the payment thereof. By the enforcement of the lien thereby created in the manner herein provided, it is not intended by the execution of the within instrument that the character of the trust be in any manner changed, altered or amended, either directly or by implication or by inference: it being expressly understood and agreed by anyone having occasion to deal by, with or under this instrument, that the beneficiary or beneficiaries under the aforesaid Trust Agreement, are entitled to the earnings, income and avails of the trust premises, and in executing this instrument for or in its own behalf. *
IN WITNESS WHEREOF, _____, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Vice-President-Trust Officer, and its corporate seal to be hereunto affixed and attested by its Assistant Vice-President-Cashier, the day and year first above written.
Northwest National Bank and Trust Company of Chicago

This instrument shall be assignable by Second Party, and all of the terms and provisions hereof shall be binding upon and inure to the benefit of the respective executors, administrators, legal representatives, successors and assigns of each of the parties hereto.
The failure of Second Party, or any of its agents or attorneys, successors or assigns, to avail itself or themselves of any of the terms, provisions, and conditions of this agreement for any period of time, at any time or times, shall not be construed or deemed to be a waiver of any of its, his, or their rights under the terms hereof, but said Second Party, or its agents or attorneys, successors 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.

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