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ASSIGNMENT OF RENTS

Know all men by these presents that The First Bank of Oak Park as Trustee under a Trust Agreement dated March 1, 1988 and known as Trust #13056, not personally but solely as Trustee and 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 River Grove Bank & Trust Company 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:

Parcel 1:

Lot 18 in Block 23 in Pavenswood Subdivision of the West Half of the Northwest Quarter of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The North half of Lot 17 in Block 23 in Ravenswood Subdivision, being a Subdivision of part of the Northeast quarter and Northeast quarter of the Southeast quarter of Section 18 and part of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, said North half of Lot 17 being situated in the South half of the Southwest quarter of the Northwest quarter of Section 17, in Cook County, Illinois.

Commonly known as: 4423-27 N. Greenview, Chicago, Cook County,

Illinois 60546

Permanent Index Numbers: 14-17-120-011

14-17-120-012

14-17-120-013

and does authorize irrevocably River Grove Bank & Trust Company 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

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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 River Grove Bank & Trust Company 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 judgment deemed proper and advisable.

This instrument is given to secure payment of the principal sum and interest of or upon a certain loan for Four Hundred Thousand and No/100 (\$400,000.00) Dollars secured by a Mortgage or Trust Deed dated the 10th day of November, 1988, conveying and mortgaging the real estate and premises hereinabove described to River Grove Bank & Trust Company 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 convenants in said Mortgage or Trust Deed contained.

Dated at Chicago, Illinois on this 10th day of November , 1988.

The First Bank of Oak Park, Trustee as afgresaid

STATE OF ILLINOIS)

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COUNTY OF C O O K)

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I, <u>JUDITH EUGN LEWIS</u>, a Notary Public, in and for said County in the State aforesaid, do hereby certify that FREDRIC ω, Μεκ

of The First Bank of Oak Park is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 10th day of November 1988.

Motary Public

Prepared by and mail to: //
Judy Kay Pethes c/o River Grove Bank
8383 W. Belmont Avenue

River Grove, Illinois 601715

OFFICIAL SEAL
JUDITH ELLEN LEWIS
Notary Public-Cook County
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Page 2 /

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