

UNOFFICIAL COPY

No. 39
FEBRUARY 1988

ASSIGNMENT OF RENTS (ILLINOIS)

88511955

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor,

ALLEN C.L. LEE AND HELEN C. LEE,
HIS WIFE

CITY of CHICAGO County of
COOK and State of ILLINOIS

in consideration of One Dollar (\$1) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over unto the Assignee, NEW ASIA BANK ITS SUCCESSORS AND/OR ASSIGNS

of the CITY of CHICAGO County of
COOK and State of ILLINOIS, his executors,

administrators and assigns, all the avails, 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 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 Assignee under 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 Assignee and especially those certain leases and agreements now existing as follows, to-wit:

DEPT-01 \$12.25
14444 TRAN 3847 11/28/88 10:50:00
#2552 # D * 88-544955
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

DATE OF LEASE	LESSEE	TERM	MONTHLY RENT
			88544955

88544955

such rent being payable monthly in advance with respect to the premises described as follows, to-wit:

PARCEL 1:

UNIT NO. 340A IN ORIENTAL TERRACES CONDOMINIUM NO. 340 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 46 IN ALLEN C.L. LEE'S SUBDIVISION BEING A RESUBDIVISION IN THE WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED ON SEPTEMBER 11, 1985 AS DOCUMENT 85184868 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS ESTABLISHED AND SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS AND BY-LAWS OF ORIENTAL TERRACES HOMEOWNER'S ASSOCIATION RECORDED APRIL 10, 1985 AS DOCUMENT 27506504 AND AMENDED BY AMENDMENT RECORDED OCTOBER 23, 1985 AS DOCUMENT 85250027 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN, OVER, UPON AND TO THE COMMON AREA (AS DEFINED IN THE AFORESAID DECLARATION).

88511955

Permanent Re: Address(es) of and the Assignee

issues and profits arising or accruing at any time hereafter, and all now due or that may hereafter become due under each and every the leases or agreements, written or verbal, existing or to hereafter exist, for said premises, and to use such measures, legal or equitable, as in his discretion may be deemed proper or necessary to enforce the payment of, 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 his discretion, hereby granting full power and authority to exercise each and every the rights, privileges and powers herein granted at any and all times hereafter without notice to the Assignor, and further, with power to use and apply said avails, issues and profits to the payment of any indebtedness or liability of the Assignor to the Assignee, 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 incumbrances, if any, which may in said attorney's judgment be deemed proper and advisable, hereby ratifying all that said attorney may do by virtue hereof.

GIVEN under THESE hand S and seal S this 31st day of October 19 88
Allen C. L. Lee (SEAL) Helen C. Lee (SEAL)
ALLEN C.L. LEE HELEN C. LEE

STATE OF ILLINOIS } ss. I KELLY M. NGAN

County of COOK a notary public in and for said County, in the State aforesaid, Do Hereby Certify that ALLEN C.L. LEE AND HELEN C. LEE, HIS WIFE personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that T he Y signed, sealed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 31st day of October 19 88
PLEASE RETURN RECORDED DOCUMENT TO:
MR. W. W. KIEHN, SR, V. P.

This instrument was prepared by NEW ASIA BANK 222 WEST CERMAK ROAD CHICAGO, IL 60616-1997 (NAME AND ADDRESS)

\$12.00 MAIL

LAND TITLE COMPANY
L-32636-88
2010

LAND TITLE COMPANY

L-32636-88
3010

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KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor, ALLEN C. L. LEE AND HELEN C. LEE, HIS WIFE, of the CITY of CHICAGO, County of ILLINOIS, in consideration of One Dollar (\$1) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over unto the Assignee, NEW ASIA BANK, ITS SUCCESSORS AND/OR ASSIGNS of the CITY of CHICAGO, County of ILLINOIS, and State of ILLINOIS, his executors, administrators and assigns, all the avals, 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 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 him, or his assigns, or any of them, together with all the avals, rents, issues and profits thereon, and all interest thereon, and all expenses and the care and management of said premises, including taxes and assessments, and the interest on the payment of all expenses and liability of the Assignor to the Assignee, due or to become due, or that may hereafter be contracted, and also to the payment of or liability of the Assignor, and further, with power to use and apply said avals, issues and profits to the payment of any power and authority to exercise each and every the rights, privileges and powers herein granted at any and all times hereafter vacancies, and to rent, lease or let any portion of said premises to any party or parties at his discretion, hereby granting full legal or equitable, as in his discretion may be deemed proper or necessary to enforce the payment of, or the security of such avals, issues and profits arising or accruing at any time hereafter, and all now due or that may hereafter become due under each and every the leases or agreements, written or verbal, existing or to hereafter exist, for said premises, and to use such measures, and the Assignor hereby irrevocably appoints the Assignee as his true and lawful attorney to collect all of said avals, 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 the leases or agreements, written or verbal, existing or to hereafter exist, for said premises, and to use such measures, legal or equitable, as in his discretion may be deemed proper or necessary to enforce the payment of, or the security of such avals, 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 his discretion, hereby granting full power and authority to exercise each and every the rights, privileges and powers herein granted at any and all times hereafter without notice to the Assignor, and further, with power to use and apply said avals, issues and profits to the payment of any indebtedness or liability of the Assignor to the Assignee, 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 the payment of all expenses and liability of the Assignor to the Assignee, due or to become due, or that may hereafter be contracted, and also to incur expenses, if any, which may in said attorney's judgment be deemed proper and advisable, hereby ratifying all that said attorney may do by virtue hereof.

Permanent Real Estate Index Number(s): 17 28 212 050 1001

Address(es) of premises: 340A W. 23rd Place Chicago, Illinois 60616

SHE ATTACHED, PRCEL. 1 & PARCEL. 2.

such rent being paid by the Assignor to the Assignee, and the Assignor hereby ratifies and agrees to the assignment of such rents, issues and profits to the Assignee, and to the use of such avals, issues and profits by the Assignee, and to the use of such measures, legal or equitable, as in his discretion may be deemed proper or necessary to enforce the payment of, or the security of such avals, 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 his discretion, hereby granting full power and authority to exercise each and every the rights, privileges and powers herein granted at any and all times hereafter without notice to the Assignor, and further, with power to use and apply said avals, issues and profits to the payment of any indebtedness or liability of the Assignor to the Assignee, 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 the payment of all expenses and liability of the Assignor to the Assignee, due or to become due, or that may hereafter be contracted, and also to incur expenses, if any, which may in said attorney's judgment be deemed proper and advisable, hereby ratifying all that said attorney may do by virtue hereof.

GIVEN under THESE hand S and seal S this 31st day of October 19 88 ALLEN C. L. LEE (SEAL) HELEN C. L. LEE (SEAL)

County of COOK ALLEN C. L. LEE AND HELEN C. LEE, HIS WIFE

STATE OF ILLINOIS } ss. KELLY M. NGAN

Certify that ALLEN C. L. LEE AND HELEN C. LEE, HIS WIFE, a notary public in and for said County, in the State aforesaid, Do Hereby personally known to me to be the same person S, whose name S subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that I, the X signed, sealed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 31st day of October 19 88

PLEASE RETURN RECORDED DOCUMENT TO: MR. W. W. KIEHN, SR., V. P. NEW ASIA BANK

This instrument was prepared by CHICAGO, IL 60616-1937 NAME AND ADDRESS

UNOFFICIAL COPY

MONTHLY RENT

DATE OF

and agreements I assignment of all or agreed to by the Assignor, or any of them, together with all the avals, rents, issues and profits thereon, and all interest thereon, and all expenses and the care and management of said premises, including taxes and assessments, and the interest on the payment of all expenses and liability of the Assignor to the Assignee, 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 the payment of all expenses and liability of the Assignor to the Assignee, due or to become due, or that may hereafter be contracted, and also to incur expenses, if any, which may in said attorney's judgment be deemed proper and advisable, hereby ratifying all that said attorney may do by virtue hereof.

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DEPT-01 144944 TRAN 5987 11/28/88 10:50:00 #3552 # D #33-544955 COOK COUNTY RECORDER

88511955