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COOK COUNTY, ILLINOIS
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71-90-33333
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ASSIGNMENT OF RENTS

Know all men by these presents, that American National Bank and Trust Company of Chicago an Illinois Corporation, 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 _____

November 15, 1988 and known as Trust No. 106940-DB

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 _____

Colonial Bank and Trust Company 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 letting of, or any agreement for the uses or occupancy of, any part of the premises hereinafter described, which may have 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 EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

13.00

Commonly known as: 1823 N. Monitor, Chicago, IL

P.I.N.: 13-32-400-029

and does authorize irrevocably the above mentioned Colonial Bank and Trust Company 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 or 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 _____ Colonial Bank and Trust Company 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 Four Hundred Thousand & 00/100 dollars secured by a Mortgage or Trust Deed dated the 18th day of November, 1988, conveying and mortgaging the real estate and premises hereinabove described to Colonial Bank and Trust Company 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 been fully 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.

Colonial Bank & Trust Co.
Attn: David A. Grayson
5850 W. Belmont Ave.
Chicago, Ill. 60631
Box 333 > BOX 333 - CC

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This Assignment of Rents is executed by American National Bank and Trust Company of Chicago as Trustee, solely in the exercise of the authority conferred upon it as said Trustee, and no personal liability or responsibility shall be assumed by, nor at any time be asserted or enforced against it, its agents or employees on account hereof, or on account of any promises, covenants, undertakings or agreements herein or in said Note contained, either expressed or implied; all such liability, if any being expressly waived and released by the mortgagee or holder or holders of said Note and by all persons claiming by, through or under said mortgage or the holder or holders, owner or owners of said Note and by every person now or hereafter claiming any right or security thereunder. It is understood and agreed that American National Bank and Trust Company of Chicago individually, or as Trustee shall have no obligation to see to the performance or non-performance of any of the covenants or promises herein contained, and shall not be liable for any action or non-action taken in violation of any of the covenants herein contained. It is further understood and agreed that the Trustee is not entitled to receive any of the rents, issues, or profits of or from said trust property and this instrument shall not be construed as an admission to the contrary.

Dated at Chicago, Illinois, this 18th day of November, 1988 A.D.

American National Bank and Trust Company of Chicago, not individually but solely as Trustee as aforesaid.

BY: [Signature]
Assistant Secretary

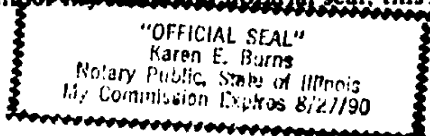
ATTEST:

[Signature]
Trust Officer

State of Illinois)
) SS.
County of Cook)
KAREN E. BURNS

I, KAREN E. BURNS, a Notary Public, in and for said County in the State aforesaid, do hereby certify that L. MICHAEL WELLS, Trust Officer of American National Bank and Trust Company of Chicago, and Anita H. [Name], Assistant Secretary of said Company, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Trust Officer then and there acknowledged that _____, as custodian of the corporation seal of this Company, did affix the corporate seal of said Company to said instrument as _____ own free and voluntary act and as the free and voluntary act of said Company, as Trustee, as aforesaid, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 18th day of NOV 29 1988, 1988 A.D.



[Signature]
Notary Public

My Commission expires: _____

This instrument was prepared by: M. Prochenski/Colonial Bank & Trust Co./5850 W. Belmont/Chgo.
(Name and Address)

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EXHIBIT "A"

PARCEL "A":

That part of Lot 3 in Keeney Industrial District, being an owner's division in the South East 1/4 of Section 32, Township 40 North, Range 13 East of the Third Principal Meridian, described as follows: commencing at a point in the West line of Lot 3 in said Keeney Industrial District, being the East line of North Monitor Avenue, 343.78 Feet North of the South line of Lot 4 in said Keeney Industrial District; thence North along the East line of North Monitor Avenue, a distance of 160 Feet; thence East along a line drawn parallel with and 503.78 Feet North of the South line of said Lot 4, a distance of 358.03 Feet to its intersection with the southerly right of way line of the land conveyed to the Chicago, Milwaukee, St. Paul and Pacific Railroad Company by deed dated October 4, 1932 and recorded November 9, 1932, as Document Number 11162537; thence Southeasterly along the said right of way line, being a straight line, a distance of 80.99 Feet; thence continuing Southeasterly along the said right of way line, being a curved line convexed Southwesterly and having a radius of 487.06 feet, a distance of 105.24 Feet (ARC) to its intersection with a line drawn parallel with and 343.78 Feet North of the South line of Lot 4 aforesaid; thence West along the said parallel line a distance of 450.99 Feet to the point of beginning, in Cook County, Illinois.

PARCEL "B":

That part of Lot 3 in Keeney Industrial District, being an owner's division in the South East 1/4 of Section 32, Township 40 North, Range 13 East of the Third Principal Meridian, described as follows: commencing at a point on the West line of said Lot 3, 41 Feet South of the North West corner thereof, and running thence East along a line drawn parallel with and 41 Feet South of the North Line of said Lot 3, a distance of 138.91 Feet to an intersection with the Southwesterly line of the right of way conveyed to the Chicago, Milwaukee, St. Paul and Pacific Railroad by special warranty deed recorded November 9, 1932 as document number 11162537; thence Southeasterly along the said right of way line, being a curved line convexed Northeasterly and having a radius of 467.52 Feet, a distance of 308.12 Feet (ARC); thence continuing Southeasterly along the said right of way line, being a straight line tangent to the said curved line, a distance of 8.19 Feet to an intersection with a line 503.78 Feet North of and parallel with the South line of Lot 4 in said Keeney Industrial District; thence West along the said parallel line a distance of 358.03 Feet to an intersection with the said West line of Lot 3 in said Keeney Industrial District; thence North along said West line of Lot 3, a distance of 217.66 Feet to the point of beginning, all in Cook County, Illinois.

13-32-400-029

1823 N. Monitor Ave., Chgo, IL

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