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COOK COUNTY, ILLINOIS
FILED FOR RECORD

Without limitation of any of the legal rights of Assignee as the absolute assignee of the rents, issues, and profits of said property, and by way of enumeration only, Assignor hereby irrevocably covenants and agrees that in the event of any default by Assignor under the said Note or under the Mortgage above described, whether before or after the institution of any legal proceedings to foreclose the lien of the Mortgage, or before or after any sale therein, forthwith upon demand of Assignee, Assignor will surrender to Assignee and Assignee shall be entitled to take actual possession of the said property or of any part thereof, personally or by its agents or attorneys, as for condition broken, and in Assignee's discretion Assignee 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 Note or of the Mortgage, enter upon, take and maintain possession of all or any part of said property together with all documents, books, records, papers, and accounts of Assignor relating thereto, and may exclude Assignor's agents or servants wholly therefrom and may in Assignee's own name as Assignee under this Assignment hold, operate, manage, and control the said property and conduct the business thereof, either personally or by Assignee's agents and may, at the expense of

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the awaits thereof. undersigned or by the Assignee under the powers herein granted, and of all Assignee of all such leases and agreements made or agreed to by either the of the undersigned to hereby establish an absolute transfer and assignment to Property, heretofore or hereafter made or agreed to, it being the intention letting of or any agreement for the use or occupancy of any part of said Mortgage, under or by virtue of any lease, whether written or verbal, or any and which may hereafter become due, whether during or after the term of the TRANSFER, and ASSIGN to Assignee all the rents, issues and profits now due whereof is hereby acknowledged, the Assignor does by these presents, GRANT, consideration of the sum of ONE (\$1.00) DOLLAR in hand paid, the receipt of the indebtedness and referred to in said Note and Mortgage, and also in Mortgage, or in any other instrument given in connection with the borrowing stipulations and agreement in this Assignment of Rents and Leases, in the (c) the faithful performance by Assignor of all the covenants, conditions, and other amounts being herein collectively called the "Indebtedness" and said Note according to the tenor and effect of said Note, (b) all other amounts becoming due from Assignor to Assignee under the Mortgage (said sums NOW, THEREFORE, to secure the payment of (a) all sums becoming due under

Chicago, Illinois. PIN: 17-09-223-014-0000
East 1/2 of the West 1/2 of the North East 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, said property being commonly known as 219 W. Erie Street,

THAT WHEREAS, the Assignor is justly indebted to Assignee for money borrowed in the aggregate principal sum of ONE MILLION THREE HUNDRED FIFTY THOUSAND and NO/100 (\$1,350,000.00) DOLLARS as evidenced by a certain Note of even date herewith (herein called the "Note") which Note is secured by a certain Mortgage of even date herewith (which Mortgage is herein called the "Mortgage" and the terms of which Note and which Mortgage are hereby incorporated herein by reference) upon certain property (herein referred to as the "Property") in the County of Cook and State of Illinois, to-wit:

W I T N E S S E T H:

THIS ASSIGNMENT, made the 17th day of February, 1988, between American National Bank as Trustee under Trust No. 104653-00 dated February 11, 1988, and America's Bar Limited Partnership, an Illinois Limited Partnership (herein jointly referred to as "Assignor") and Exchange National Bank of Chicago, a national banking association (herein referred to as "Assignee").

ASSIGNMENT OF RENTS AND LEASES

17-00

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[Handwritten signature]

130 25 93
Camm...

71-04-920

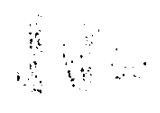
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(2) Reduce the rent provided for in such lease; or modify such lease in any way, either orally or in writing; or grant any concession in connection with such lease, either orally or in writing;

(1) Cancel or terminate such lease for any reason whatsoever irrespective of how such right of cancellation or termination is obtained, or permit the cancellation or termination thereof; or accept a surrender of such lease;

Without limiting the generality of the foregoing, this Assignment covers specifically any lease demising all or any portion of the property as of the date hereof or subsequently in effect pertaining to the Property. Concerning any such lease, Assignor hereby covenants and agrees to and with the Assignee that without the written consent of the Assignee first obtained, Assignor will not:

Notwithstanding any other provisions hereof, so long as there shall exist no default by Assignor in the payment of the indebtedness or in the performance of any obligation, covenant or agreement herein or in said Note, Mortgage or other instrument contained, Assignor shall have the right to collect when, but not before, due all rents, issues and profits from said Property and to retain, use and enjoy same.

Assignor hereby ratifies and confirms everything that Assignee may do under by virtue of the foregoing.

(4) To the payment of the balance of the principal of the said Note, if not due, as a prepayment thereon.

(3) To the payment of the principal of the said Note due, outstanding and unpaid; and

(2) To the payment of any and all other charges secured by or created under the said Mortgage;

(1) To the payment of the interest from time to time accrued and unpaid on the said Note;

order of precedence: said 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 Property as to Assignee may seem judicious and may insure and reinsure the same, and may lease said Property in such parcels and for such times and on such terms as to Assignee may seem fit, including leases for terms expiring beyond the maturity of the indebtedness secured by the Mortgage, and may cancel any lease or sublease for any cause or on any ground which would entitle Assignor to cancel the same, and may manage and operate the said Property and carry on the business thereof as Assignee shall deem best and do everything in or about the said Property that Assignor might do. In every such case Assignor hereby irrevocably authorizes and appoints Assignee, in the name, place and stead of Assignor, to collect and receive all earnings, revenues, rents, issues, profits and income of the said Property 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 Property or any part thereof, including the just and reasonable compensation for the services of Assignee for services rendered in connection with the operation, management and control of the said Property and the conduct of the business thereof, and such further sums as may be sufficient to indemnify Assignee against any liability, loss or damage on account of any matter, or thing done in good faith in pursuance of the rights and powers of Assignee hereunder, to apply any and all moneys arising as aforesaid in the following manner and

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10/11/2019

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR THE COUNTY OF COOK, ILLINOIS

Case No. 19CH000123

IN RE: THE ESTATE OF [Name], Deceased

vs.

[Name], Plaintiff

vs.

[Name], Defendant

vs.

[Name], Defendant

vs.

[Name], Defendant

vs.

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This document is executed by AMERICAN NATIONAL BANK AND TRUST COMPANY
of Chicago, Illinois, a corporation organized under the laws of the State of Illinois.
The undersigned is duly authorized to execute this document on behalf of the bank.
The undersigned is duly authorized to execute this document on behalf of the bank.
The undersigned is duly authorized to execute this document on behalf of the bank.

James D. ...

By: *James D. ...*

American National Bank as Trustee
under Trust No. 104653-00 dated
February 11, 1938.

Its: *James D. ...*
Vice President
President

By: *James D. ...*
Assistant Secretary
Secretary

ATTEST:

IN WITNESS WHEREOF, Assignor has caused these presents to be signed under
the day and year first above written.

This Assignment is executed by American National Bank, not personally,
but as Trustee as aforesaid in the exercise of the power and authority
conferred upon and vested in it as such Trustee. No personal liability shall
be asserted or be enforceable against the Assignor, because or in respect of
this Assignment.

When Assignor shall have paid all indebtedness when or before due and
shall have kept, observed and fully performed all the covenants, conditions,
stipulations and agreements herein contained, then this Assignment shall be
null and void and Assignor will, promptly upon Assignor's demand therefor,
release and discharge this Assignment.

The failure of Assignor or any of the Assignor's agents or attorneys,
successors or assigns to make use of any of the terms, provisions, and
conditions of this Assignment for any period of time, at any time or times,
shall not be construed or deemed to be a waiver of any of Assignor's rights
under the terms hereof, but Assignor or Assignor's agents or attorneys,
successors, or assigns shall have full right, power and authority to enforce
this assignment or any of the terms, provisions or conditions hereof, and
exercise the powers hereunder, at any time that shall be deemed fit.

This Assignment shall be construed as a covenant running with the land,
shall be assignable by Assignor and shall be binding upon and inure to the
benefit of each of the parties hereto and their respective legal
representatives, successors and assigns.

Any of the above acts, if done without the written consent of the Assignor,
shall be null and void. Any default on the part of Assignor hereunder shall
constitute a default under the Mortgage.

(4) Accept any rent payable under the lease in advance of the time when
the same is payable under the terms thereof.

(5) Consent to any assignment of the interest of the tenant in the
lease, or to any sub-letting thereof;

James D. ...

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Marshail D. Krolick
Deutsch, Levy & Engel, Chd.
225 W. Washington Street, Suite 1700
Chicago, Illinois 60606
(312) 346-1460

This instrument was prepared by:

M. J. ...

Property of
BOX 333 - GG

Notary Public

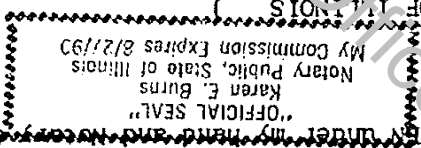
GIVEN under my hand and Notary Seal this 17th day of February, 1988.

purposes therein set forth.
act, and as the free and voluntary act of said corporation for the uses and
seal of said corporation to said instrument as his own free and voluntary
custodian of the corporate seal of said corporation did affix said corporate
said Assistant Secretary did also then and there acknowledge that he as
corporation, for the uses and purposes therein set forth; and
their own free and voluntary act, and as the free and voluntary act of said
person and acknowledged that they signed and delivered said instrument as
and Assistant Secretary respectively, appeared before me this day in
are subscribed to the foregoing instrument as such President
Secretary thereof, personally known to me to be the same persons whose names
Chicago's America Bank, Inc., an Illinois corporation, and Gerald F. Richman, Asst.
state aforesaid, do hereby certify that J. Stuart Sargent President of

I, Linda S. Illine, a Notary Public in and for said County, in the

COUNTY OF COOK)
SS.)

STATE OF ILLINOIS



Notary Public

GIVEN under my hand and Notary Seal this

FEB 17 1988

Bank for the uses and purposes therein set forth.
his own free and voluntary act, and as the free and voluntary act of said
said Bank did affix said corporate seal of said Bank to said instrument as
also then and there acknowledge that he as custodian of the corporate seal of
uses and purposes therein set forth; and said Assistant Secretary did
and voluntary act, and as the free and voluntary act of said Bank, for the
acknowledged that they signed and delivered said instrument as their own free
Secretary respectively, appeared before me this day in person and
the foregoing instrument as such President and Assistant Secretary
personally known to me to be the same persons whose names are subscribed to
of American National Bank, and SUZANNE G. BAKER, Secretary thereof,
the state aforesaid, do hereby certify that MICHAEL WHIDYAN, President

COUNTY OF COOK)
SS.)

STATE OF ILLINOIS

Handwritten notes

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