

ASSIGNMENT OF RENTS  
(ILLINOIS)

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CAUTION: Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are excluded.

86068799

KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor,  
PIONEER BANK & TRUST COMPANY, as Trustee under Trust  
Agreement Dated 2/4/60 and known as Trust No. 3135 of the  
City of Chicago County of  
Cook and State of Illinois, in con-  
sideration 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, Manufacturers Bank,  
an Illinois Banking Corporation  
of the City of Chicago County of  
Cook and State of Illinois, his executors,

Above Space For Recorder's Use Only

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:

DATE OF LEASE                      LESSEE                      TERM                      MONTHLY RENT

All rents, issues and profits now and hereafter due from anyone from the premises known  
as 2386 South Blue Island Avenue, Chicago, Illinois.

Perm. Index No. 17-30-206-069

PROPERTY OF COOK COUNTY CLERK

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

Lots 42 to 46, both inclusive, and Lots 75 to 81, both inclusive, in Walker's Subdivision  
of Block 5 of S. J. Walker's Dock Addition to Chicago, being a subdivision of the East  
half, North of the river, in Section 30, Township 39 North, Range 14, East of the Third  
Principal Meridian, in Cook County, Illinois.

and the Assignor hereby irrevocably appoints the Assignee as his true and lawful attorney 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 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, 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 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. See Rider attached hereto and made a part hereof.

86068799

GIVEN under \_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

(SEAL)

(SEAL)

STATE OF \_\_\_\_\_

ss.

County of \_\_\_\_\_ }  
I \_\_\_\_\_  
a notary public in and for said County, in the State aforesaid. Do Hereby  
Certify that \_\_\_\_\_

personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared  
before me this day in person, and acknowledged that \_\_\_\_\_ he \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_  
free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

Notary Public

This instrument was prepared by LEE A. ARBUS  
COHEN, WULFSTAT, SEMER, LEFF & ROSENBERG, LTD.  
233 South Wacker Drive NAME AND ADDRESS: Suite 8642  
Chicago, Illinois 60606

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R I D E R

1. This Assignment of Rents is given to secure payment of the principal sum of Three Hundred Thousand Dollars and 00/100 (\$300,000.00), and interest upon a certain loan from Manufacturers Bank secured by a collateral assignment of the beneficial interest in Pioneer Bank & Trust Company Land Trust Number 3133, conveying an interest in the real estate and premises hereinabove described.

2. This Assignment of Rents shall only remain in full force and effect until the aforesaid loan and the interest thereon have been paid in full.

3. This Assignment of Rents shall not become operative until a default exists in the payment of principal or interest or in the performance of the terms and conditions contained in the aforesaid collateral assignment herein referred to and in the Note or Notes secured thereby.

4. If the terms and conditions of this typewritten Rider conflict in any way with the terms and conditions contained in the printed form attached hereto, the terms and conditions of this Rider shall prevail.

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03/01/01 13.25  
TRAM 2494 03/01/01 16:12:00  
\$5211.00  
COOK COUNTY RECORDER

Office

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