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LEASE AND RENT ASSIGNMENT

88138263

LOAN NUMBER: 16876

DATE: March 25, 1988

For the purpose of further securing the Note dated March 25, 1988 made by PHILIP J. CRIFIELD and DONNA H. ZUPANCIC /married to Jacqueline Criffield /married to Darryl Zupancic payable to STATE NATIONAL BANK, A National Banking Association, Evanston, Illinois, in the principal amount of THIRTY FIVE THOUSAND and 00/100 (.\$35,000.00) DOLLARS, secured by Mortgage, or other security instrument, bearing even date with said Note, whereby

PHILIP J. CRIFIELD and DONNA H. ZUPANCIC conveyed to STATE NATIONAL BANK, A National Banking Association, Evanston, Illinois as Mortgagee (Trustee), the following described real estate:

PARCEL 1:

Unit Number 1-N in 235-37 Custer Condominium, as Delineated on a Survey of the following described real estate:
 Lots 55 and 56 in Howard Terminal Addition, being a Subdivision in the South West 1/4 of the North East 1/4 of Section 30, Township 41 North Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 24998316; together with its undivided percentage interest in the Common Elements in Cook County, Illinois.

PARCEL 2:

The exclusive right to the use of parking space Number G-2 aforesaid recorded as Document Number 24998316 in Cook County, Illinois

PIN: 11-30-206-023-1001

235-37 Custer, Unit 1-N, Evanston, Illinois 60202

and in consideration of the making by STATE NATIONAL BANK, (hereinafter called the "Bank"), of the loan evidenced by said Note, the undersigned does hereby assign, transfer and set over unto the Bank all the right, title and interest of the undersigned in, to and under all leases of any and every kind now or hereafter existing with respect to said real estate or any part thereof, together with all rents accrued and to accrue under each and all of said leases and all other rents at any time arising out of said real estate; hereby reserving to the undersigned the privilege of collecting said rents as they become due for so long as there shall be no default under said Note or said Mortgage (Trust Deed) or this Assignment, but no instalment of rent shall ever be collected by the undersigned in advance of its due date. This Assignment shall remain in full force and effect until all indebtedness secured by said Trust Deed has been paid in full.

The undersigned does further hereby covenant and agree with the Bank that until said indebtedness has been paid in full, the undersigned upon the Bank's request will furnish to it true copies of all of said leases and will make, sign and deliver to the Bank such other and additional instruments as may be necessary, desirable or convenient to enable the Bank to have, hold and enjoy its rights as assignee of any and all leases at any time made and entered into with respect to said real estate or any part thereof and as assignee of all the rents at any time arising out of said real estate.

Until the bank shall notify the lessee or lessees under said lease or leases and tenant or tenants of said real estate that there has been a default under said Note or said Mortgage (Trust Deed) or this Assignment, such lessee and tenant or tenants shall be entitled to pay such rents as they become due to the undersigned, provided that no instalment of rent shall ever be paid to the undersigned in advance of its due date.

THIS INSTRUMENT PREPARED BY:
 BARBARA N SAETHER
 STATE NATIONAL BANK
 1603 ORRINGTON
 EVANSTON IL 60204

COOK COUNTY, ILLINOIS
 FILED FOR RECORD

1988 APR -5 AM 11: 16

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BOX 169

12.00

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REI TITLE GUARANTEE ORDER # 0-27858

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21 MAY 1968

CHICAGO, ILL. 60601

In the event of any default under said Note or said Mortgage (Trust Deed) or this Assignment, the Bank shall have the right (but not the duty) to take whatever steps it may deem necessary, desirable or convenient to enforce or realize upon this Assignment and upon any additional instruments that may be given pursuant hereto. The Bank may in its discretion, in the name(s) of the undersigned or otherwise, enforce performance of the covenants of the lessee or lessees under said lease or leases, and the obligations of the tenant or tenants of said real estate, including covenants and obligations for payment of rent, but, the Bank shall not be responsible for the performance of any of the covenants of the lessor or lessors of the lessee or lessees in said lease or leases or for the performance of any of the obligations of the landlord nor for the collection of any such rents, and shall be accountable only for the rents actually received by it. The Bank may in its sole discretion apply any part or all of the rents collected by it on account of the interest or principal, or both, of said Note or on account of any expenses relating to said real estate which the holder of said Note is authorized or privileged to pay by the provisions of said Mortgage (Trust Deed).

If the Bank shall negotiate or transfer said Note, it may assign all its right, title and interest hereunder to the holder transferee of said Note, which thereupon shall have and may exercise all the rights, powers, privileges, immunities and discretions given hereunder to the Bank. This instrument shall be binding upon the heirs, executors, administrators, successors and assigns of the undersigned.

If this instrument is signed by more than one person, all signers shall be jointly and severally liable hereunder and the term "the undersigned" shall be taken to refer to each and all the signers.

GIVEN under _____ hand and seal _____ this 28th day of March _____, 1988.

PHILIP J. CRIFIELD

DONNA H. ZUPANCIC

STATE OF ILLINOIS)
COUNTY OF COOK) SS I The undersigned, a Notary Public in and for said county and state, do hereby certify that PHILIP J. CRIFIELD, married to Jacqueline Crifield personally known to me to be the same person(s) whose name(s) 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 free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of April, 1988. My Commission expires: 9-8-89

Notary Public

STATE OF Illinois)
COUNTY OF Cook) SS I the undersigned, a Notary Public in and for said county and state, do hereby certify that DONNA H. ZUPANCIC, married to Darryl Zupancic personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of March, 1988. My Commission expires:

Notary Public

Box 169

88138263

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