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1988 MAY -5 PM 1:36 88190714  
LEASE AND RENT ASSIGNMENT

71-59-807 DF Zelenski

For the purpose of further securing the Note dated MARCH 28, 1988 made  
by AETNA BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 16, 1973 AND  
KNOWN AS TRUST NUMBER 10-1670

payable to BEARER in the principal amount of  
THREE HUNDRED SIXTY EIGHT THOUSAND SEVEN HUNDRED FIFTY FIVE AND NO/100 368,755.00 DOLLARS (\$ )

secured by Trust Deed bearing even date with said Note, whereby AETNA BANK AS  
TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 16, 1973 AND KNOWN AS TRUST NUMBER 10-1670

conveyed to  
LAKE VIEW TRUST AND SAVINGS BANK as Trustee, the following

- described real estate:
- Parcel 1: Lot 40 and the East 1/2 of Lot 41 in Feinberg's Sheridan Drive Addition in the Southeast 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. P.I. #14-20-410-017 - 932 W. Newport, Chicago, IL
  - Parcel 2: The North 41 feet of Lot 16 in Trustee's Subdivision of Block 15 in Laflin, Smith and Dryer's Subdivision of the North East Quarter (except 1.28 acres in the North East corner) of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. P.I. #14-20-229-011 - 3619-21 N. Wilton, Chicago, IL

and in consideration of the making by LAKE VIEW TRUST AND SAVINGS 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 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 Trust Deed or this Assignment, such lessee or lessees 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.

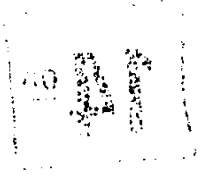
In the event of any default under said Note or said Trust Deed or this Assignment, the Bank shall have the right (but not the duty) to take whatever steps it may deem necessary, desirable or convenient to enforce or realize upon this Assignment and

RETURN TO RECORDER'S OFFICE BOX NO. 146

THIS INSTRUMENT WAS PREPARED AND DRAFTED BY  
LAKE VIEW TRUST AND SAVINGS BANK  
3201 N. ASHLAND AVENUE  
CHICAGO, ILLINOIS 60657

CHERIE O'BRIEN

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