

UNOFFICIAL COPY

ASSIGNMENT OF RENTS 88194966

KNOW ALL MEN BY THESE PRESENTS, that whereas Dee M. Taggart and Lonie Walker Taggart,
his wife,

in order to secure an indebtedness of One Hundred Ninety Five Thousand and No/100
(\$195,000.00) DOLLARS, executed a note or even date here-
with to All American Bank of Chicago

on the following described real estate:

SUB-LOTS 6 AND 7 IN THE RESUBDIVISION OF LOTS 12 TO 16 INCLUSIVE AND LOTS 50 TO 54
INCLUSIVE IN OGDEN'S SUBDIVISION OF LOTS 138, 139 AND RESUBDIVISION OF LOTS 1 THROUGH
8 INCLUSIVE, AND LOTS 142 TO 152 INCLUSIVE IN BRONSON'S ADDITION TO CHICAGO IN SECTION
4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS

PERMANENT TAX T.I. #17-04-201-040-0000 AND #17-04-201-039-0000

COMMONLY KNOWN AS: 1402 N. NORTH PARK, CHICAGO, ILLINOIS 60610

88194966

and, whereas, the All American Bank of Chicago is the holder
of said Trust Deed and the Note secured thereby:

NOW, THEREFORE, in order to further secure said indebtedness, and as a part of the consideration of said transaction, the under-
signed Dee M. Taggart and Lonie Walker Taggart

hereby assign, transfer and set over unto the All American Bank of Chicago

its successors and assigns, all the rents now due or which may hereafter become due under or by virtue of any lease, either oral or written, or
any letting of, or any agreement for the use or occupancy of any part of the premises herein described, which may have been heretofore or may
be hereafter made or agreed to, or which may be made or agreed to by the said trustee under the power herein granted, it being the intention
hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avails hereunder unto the said trustee and
especially those certain leases and agreements and all the avails hereunder unto the said trustee and especially those certain leases and agree-
ments now existing upon the property hereinabove described.

The undersigned, do hereby irrevocably appoint the said trustee the agent of the undersigned for the management of said property,
and do hereby authorize the said trustee to let and relet said premises, or any part thereof, according to its own discretion, and to bring or de-
fend any suits in connection with said premises in its own name or in the names of the undersigned, as it may consider expedient, and to make
such repairs to the premises as it may deem proper or advisable, and to do anything in and about said premises that the undersigned might do,
hereby ratifying and confirming anything and everything that the said trustee may do.

It is understood and agreed that the said trustee shall have the power to use and apply said avails, income and profits toward the pay-
ment of any present or future indebtedness or liability of the undersigned to the said trustee, due or to become due, or that may hereafter be
contracted, and also toward the payment of all expenses for the care and management of said premises, including taxes, insurance, assessments,
usual and customary commissions to a real estate broker for leasing said premises and collecting rents and the expenses for such attorneys,
agents and servants as may reasonably be necessary.

It is understood and agreed that the said trustee will not exercise its rights under this Assignment until after default in any payment
secured by the trust deed or after a breach of any of its covenants.

It is further understood and agreed, that in the event of the exercise of this Assignment, the undersigned will pay rent for the prem-
ises occupied by the undersigned at the prevailing rate per month for each room, and a failure on the part of the undersigned to promptly pay
said rent on the first day of each and every month shall, in and of itself constitute a forcible entry and detainer and the said trustee may in its
own name and without any notice or demand, maintain an action of forcible entry and detainer and obtain possession of said premises. This
assignment and power of attorney shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns
of the parties hereto and shall be construed as a Covenant running with the land, and shall continue in full force and effect until all of the in-
debtedness or liability of the undersigned to the said trustee shall have been fully paid, at which time this assignment and power of attorney
shall terminate.

The failure of the said trustee to exercise any right which it might exercise hereunder shall not be deemed a waiver by the said trustee
of its right of exercise thereafter.

IN WITNESS WHEREOF, the undersigned have set their hands and seals the 18 day of April, 19 88

Dee M. Taggart (Seal)
Lonie Walker Taggart (Seal)

Handwritten: 7155740, 6/28/88

Vertical stamp: 00601038

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Assignment of Rents

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88194966

3706234

3706234

HARRY (JUS) JOUWEL
REGISTRAR OF TITLES

1988 MAY -6 PM 2:27

1380269278
3A
PROPERTY OF COOK COUNTY RECORDS
FILED
MAY 27 1988
ALE

DEPT. OF RECORDS/INFORMATION
THRU 1380 05/06/08 10:51:00
COOK COUNTY RECORDS
1380 05/06/08 10:51:00

88194966

My Commission Expires 2-26-91
NOTARY PUBLIC STATE OF ILLINOIS
Patricia A. Steffensen
OFFICIAL SEAL

I, Patricia A. Steffensen, Notary Public in and for said County in the State aforesaid, do hereby certify that
Dee M. Taggart and Lonie Walker Taggart, his wife
personally known to me to be the same person, whose name is on the assignment, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.
GIVEN under my hand and official seal this 25th day of April

Patricia A. Steffensen
Notary Public

President of _____
Secretary of said Corporation, who are personally known to me to be the same persons, 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 Corporation, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

day of _____
The undersigned, the Notary Public, do hereby certify that the assignment of rents and waiver of right of homestead was made by the parties thereto, as set forth in the foregoing instrument, and that the same was signed and delivered by the parties thereto as their own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

DEE M. TAGGART and LONIE WALKER TAGGART, his wife
NOW, THEREFORE, in order to further secure said instrument, and as a part of the completion of the same, the undersigned, the Notary Public, do hereby certify that the assignment of rents and waiver of right of homestead was made by the parties thereto, as set forth in the foregoing instrument, and that the same was signed and delivered by the parties thereto as their own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

HARRY (JUS) JOUWEL
REGISTRAR OF TITLES

PROPERTY OF COOK COUNTY RECORDS
FILED
MAY 27 1988
ALE

ASSIGNMENT OF RENTS

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