

UNOFFICIAL COPY

88201546

ASSIGNMENT OF LEASES AND RENTS

For the purpose of further securing the Note dated MAY 2, 1988
 made by CHICAGO HOME RENOVATORS, INC.
 payable to WESTBANK/NAPERVILLE
 in the principal amount of TEN THOUSAND AND NO/100*****
***** IS 10,000.00
 secured by a MORTGAGE ON PROPERTY LISTED ON EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF
 bearing even date with said Note, whereby CHICAGO HOME RENOVATORS,
INC. conveyed to the
WESTBANK/NAPERVILLE, an Illinois
 banking corporation, the real estate described in Exhibit A
 hereto as well as securing the performance of Borrower's
 covenants under a Security Agreement and Guaranty of even date
 with the Note, and in the consideration of the making by
WESTBANK/NAPERVILLE (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, whether written or
 verbal, now or hereafter existing with respect to said real
 estate or any part thereof, together with all rents accrued and
 to accrue 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 or this
 Assignment. This Assignment shall remain in full force and
 effect until all indebtedness secured by said Mortgage 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 it true copies
 of all 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 any lease
 or leases of said real estate that there has been a default under
 said Note or said MORTGAGE
 or this Assignment, such lessee or lessees shall be entitled to
 pay such rents as they become due to the undersigned.

In the event of any default under said Note or MORTGAGE
 or
 or this Assignment, the Bank shall have the right (but not the

Copy

1001

First American Title Order #

88201546

UNOFFICIAL COPY

11/15/2017

COOK COUNTY CLERK'S OFFICE

Property of Cook County Clerk's Office

11/15/2017

UNOFFICIAL COPY

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 names of the undersigned or otherwise, enforce performance of the covenants of the lessee or lessees under any 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 collection of 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 Assignment of Beneficial Interest.

If the Bank shall negotiate or transfer said Note, it may assign all its rights, title and interest hereunder to the holder or 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.

86201546

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11/15/2014

UNOFFICIAL COPY

If this instrument is signed by more than one person, all signers shall be jointly and severally liable hereunder and the terms "the undersigned" shall be taken to refer to each and all of the signers. Dated this 2ND day of MAY, 1988.

CHICAGO HOME RENOVATORS, INC.

Robert M. Zinamon Pres
BY: ROBERT M. ZINAMON, PRESIDENT

Robert M. Zinamon Sec.
BY: ROBERT M. ZINAMON, SECRETARY

STATE OF ILLINOIS

COUNTY OF DUPAGE

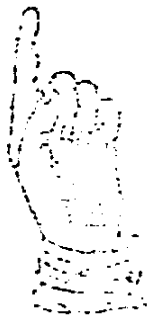
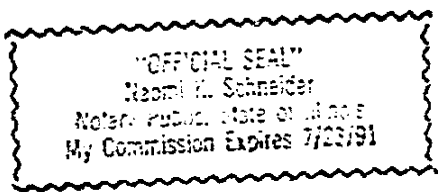
I, NAOMI K. SCHNEIDER, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT M. ZINAMON, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed 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 2ND day of MAY, 1988.

Naomi K. Schneider
Notary Public

My Commission expires 7-23-91

PREPARED BY:
NAOMI K. SCHNEIDER
WESTBANK/NAPERVILLE
WASHINGTON AT GARTNER ROADS
NAPERVILLE, ILLINOIS 60566

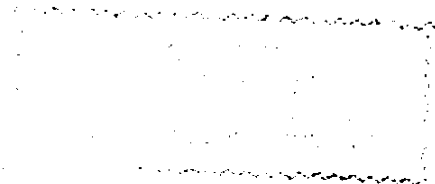


88201546

UNOFFICIAL COPY

Property of Cook County Clerk's Office

APR 10 1970



UNOFFICIAL COPY

EXHIBIT A

ATTACHED TO AND MADE A PART OF ASSIGNMENT OF LEASES AND RENTS
BY AND BETWEEN

ROBERT M. ZINAMON

AND WESTBANK/NAPERVILLE

LEGAL DESCRIPTION OF PROPERTY:

LOT 42 IN BLOCK 5 IN BAXTER'S SUBDIVISION OF THE SW 1/4 OF THE SE 1/4 OF
SECTION 20, TOWNSHIP 40 N., RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

P.I.N. 14-20-424-028

COMMON ADDRESS: 3242 N. SHEPHERD, CHICAGO ILLINOIS

DEPT-01
T#3333 - TRAN 7733 05/11/88 12:25:00 \$14.25
#6180 - C * -88-201546
COOK COUNTY RECORDER

-88-201546

PREPARED BY:
NAOMI N. SCHNEIDER
WESTBANK/NAPERVILLE
WASHINGTON AT GARTNER ROADS
NAPERVILLE, IL 60566

88201546

14 Mail

UNOFFICIAL COPY

Property of Cook County Clerk's Office

10-7-88
SECRET
NO FORN DISSEM
NO FORN DISSEM

88-30128

88-30128