

UNOFFICIAL COPY

88390638

ASSIGNMENT OF RENTS

25746 262
First American Title Order #

not personally
 Know all men by these presents, that Midwest Bank & Trust Company but as Trustee under Trust No. 88-05-5508 in consideration of the premises and of One Dollar (\$1.00) in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer, and set over unto Gary-Wheaton Bank of Downers Grove, its successors and assigns, all the 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 grantee hereinafter of 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 grantee herein and especially those certain leases and agreements now existing upon the property described as follows:

Lots 4, 5, 6 and 7 (except that part of the North 18 feet lying East of the West 12 feet of said Lot 7) and Lot 16 in the Richardson Industrial Park, being a subdivision in the South east 1/4 of Section 4, Township 39 North, Range 12 East of the Third Principal Meridian, South of the Indian Boundary Line according to the plat thereof recorded November 30, 1965 in Book 700 of Plats, page 26 as Document Number 19669606, in Cook County, Illinois.

COMMONLY KNOWN AS: 2755 West Lako Street, Melrose Park, Illinois 60160

and does authorize irrevocable the above mentioned Gary-Wheaton Bank of Downers Grove in its own name 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 lease or agreement, written or verbal, existing or to hereafter exist, for said premises, and to use such measures, legal or equitable, as in its 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 its discretion, hereby granting full power and authority to exercise each and every right, privilege and power herein granted at any and all times hereafter without notice to the grantor herein, its successors and assigns, and further, with power to use and apply said avails, rents, issues and profits to the payment of any indebtedness or liability of the undersigned to the Gary-Wheaton Bank of Downers Grove or its agents, 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 encumbrances, if any, which may be in its judgement deemed proper and advisable.

This instrument is given to secure payment of the principal sum and interest of or upon a certain loan for \$ 200,000.00 dollars secured by a Mortgage or Trust Deed dated the 16th day of August 19 88 conveying and mortgaging the real estate and premises herein above described to Gary-Wheaton Bank of Downers Grove and this instrument shall remain in full force and effect until said loan and the interest thereon and all other costs and charges which may have accrued under said Mortgage or Trust Deed have fully been paid.

This assignment shall be operative only in the event of a default in the payment of principal and interest secured by said Mortgage or Trust Deed or in the event of a breach of any of the covenants in said Mortgage or Trust Deed contained.

SEE EXCULPATORY RIDER
 ATTACHED TO AND
 MADE PART HEREOF.

Midwest Bank & Trust Company not personally
 but as Trustee under Trust No. 88-05-5508



[Handwritten Signature]
[Handwritten Signature]

88390638

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Property of Cook County Clerk's Office

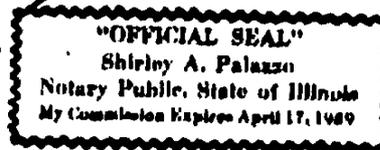
State of Illinois)
County of)

I, Shirley A. Palazzo, a Notary Public, in and for said County in the State of Illinois, do hereby certify that Sandy Alessia who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act.

Shirley A. Palazzo
Notary Public

MY COMMISSION EXPIRES:

April 17, 1989



88390638

DEPT-01 RECORDING \$13.25
T8222 TRAN 6199 08/26/88 15:26:00
#88-390638
COOK COUNTY RECORDER



Sandy Alessia
Gary-Wheaton Bank & Downers Grove
1200 Ogden Ave.
Downers Grove, IL 60515

88390638

13 Mail

THIS RIDER IS ATTACHED TO AND MADE PART OF CERTAIN

Assignment of Rents _____, DATED 8/16/88

EXECUTED BY MIDWEST BANK & TRUST COMPANY, AS TRUSTEE.

D/T/A # 88-05-5508

88390638

It is expressly understood and agreed by and between the parties hereto that each and all of the warranties, indemnities, representations, covenants, and undertakings and agreements herein made on the part of the trustee are made and intended, not as personal warranties, indemnities, representations, covenants, undertakings and agreements of Midwest Bank and Trust Company, but are made and intended for the sole purpose of binding the trust property, and this document is executed and delivered by said Midwest Bank and Trust Company, not in its own right, but, as trustee solely in the exercise of the power that conferred upon it as such trustee and no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or be enforceable against Midwest Bank and Trust Company on account of any warranties, indemnities representation, covenants, undertaking or agreement therein contained, whether expressed or implied, all such personal liability, if any, being expressly waived and released by the parties hereto and by all persons claiming by, through and under them.

Proprietary Office