

UNOFFICIAL COPY

The undersigned agree that as the context hereof requires, the masculine gender shall include the feminine and the neuter, and the singular shall include the plural.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, this 29th day of April, 1988.

(FOR THE EXCULPATORY PROVISION & NOTARY PUBLIC OF LA SALLE NATIONAL BANK, SEE ATTACHED RIDER)

[Signature]
John V. Eiffert, Individually

[Signature]
Ellen H. Dreyer, Individually

LASALLE NATIONAL BANK, Not Personally but as Trustee under Trust Agreement dated July 24, 1984, and known as Trust No. 107464

By [Signature]
Its: Assistant Vice President

255 GRAPHICS, INC.,
An Illinois Corporation

By [Signature]
John V. Eiffert, President

By [Signature]
Ellen H. Dreyer, Secretary

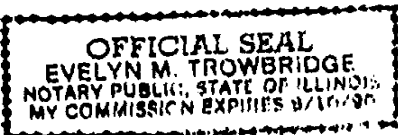
Attest BY [Signature]
Assistant Secretary

. DEPT-01 RECORDING \$14.25
. T42222 TRAN 6409 08/29/88 15:32:00
. #8436 # B *-88-393230
. COOK COUNTY RECORDER

STATE OF ILLINOIS)
) SS) SS
COUNTY OF WILL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOHN V. EIFFERT, Individually and as President of 255 GRAPHICS, INC., An Illinois Corporation, and ELLEN H. DREYER, Individually and as Secretary of said Corporation, 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, sealed, and delivered the said instrument as their free and voluntary act and deed and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 29th day of April, 1988.



[Signature]
Notary Public

LEGAL DESCRIPTION:

SEE EXHIBIT "A" ATTACHED HERETO

USE A PAPER BLEND

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FILE - Mail

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THIS INSTRUMENT PREPARED BY: SCHENK, DUFFY, QUINN, McNAMARA, WHELAN, CAREY and FORD, LTD.
58 North Chicago Street, Joliet, Illinois 60431-1349
Telephone: (815) 727-9215

RETURN TO: FIRST MIDWEST BANK/ILLINOIS, 50 West Jefferson Street, Joliet, Illinois 60431
Attention: Mr. Steve Jamnik

Nothing contained in this instrument shall prejudice or be construed to prejudice the right of the said Assignee to commence and prosecute, or to prevent the said Assignee from commencing and prosecuting, any action which it may deem advisable, or which it may be entitled to commence and prosecute for the foreclosure of any indebtedness or liability of the undersigned to the Assignee, or to prejudice any other rights waive any defaults now existing or which may occur under any indebtedness or liability of the undersigned to the Assignee; nor shall this instrument be construed as granting a forbearance of extension of time of payment.

It is understood that this Assignment of Rents shall be binding upon and inure to the benefit of the parties hereto, their heirs, executors, administrators, successors and assigns, and shall be construed as an incorporation hereof.

Assignee may do by virtue hereof. Assignee hereby ratifying and confirming all that said undersigned herein, including all that said maintenance expenses and repairs, and rental agent fees, the assessments, insurance, costs, and expenses of suits, management of said premises, including but not limited to taxes, and also toward the payment of all expenses for the care and due or to become due, or that may hereafter be contracted, indebtedness or liability of the undersigned to said Assignee, and profits toward the payment of any present or future Assignee shall have the power to use and apply said assets, as the said Assignee may deem advisable or necessary to effect, such other insurance customarily effected by an owner of real property of the style and kind of the premises herein described, compensation insurance, standard fire insurance, and generally insurance, plate glass insurance, rent insurance, workmen's insurance, to enter upon and take possession of said premises, to let and relet said premises or any part thereof, according to its own direction, to bring or defend, as it may consider expedient, any suits in connection with said premises in its own name, including but not limited to suits to recover possession of the whole or any part of said premises or suits to collect rents and revenues from said premises which may now be due or unpaid or which may hereafter become due, to maintain said premises and make such repairs to the premises as it may deem proper or advisable, to employ an agent or agents to rent and manage said property, and to collect boiler insurance, plate glass insurance, rent insurance, workmen's insurance, and generally such other insurance customarily effected by an owner of real property of the style and kind of the premises herein described, as the said Assignee may deem advisable or necessary to effect. It is further specifically understood and agreed that the Assignee shall have the power to use and apply said assets, and profits toward the payment of any present or future indebtedness or liability of the undersigned to said Assignee, 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 but not limited to taxes, assessments, insurance, costs, and expenses of suits, maintenance expenses and repairs, and rental agent fees, the undersigned hereby ratifying and confirming all that said Assignee may do by virtue hereof.

only after all such mortgages, liens, encumbrances, and expenses are made current or paid in full, as the case may be. It is specifically understood and agreed that it is the intention of the parties hereto to establish an absolute transfer and assignment of all such leases and agreements and all the assets thereunder to the Assignee, whether the said leases or agreements may have been heretofore or may be hereafter made and agreed to. The Assignee is granted full power and authority, as principal, to enter upon and take possession of said premises, to let and relet said premises or any part thereof, according to its own direction, to bring or defend, as it may consider expedient, any suits in connection with said premises in its own name, including but not limited to suits to recover possession of the whole or any part of said premises or suits to collect rents and revenues from said premises which may now be due or unpaid or which may hereafter become due, to maintain said premises and make such repairs to the premises as it may deem proper or advisable, to employ an agent or agents to rent and manage said property, and to collect boiler insurance, plate glass insurance, rent insurance, workmen's insurance, and generally such other insurance customarily effected by an owner of real property of the style and kind of the premises herein described, as the said Assignee may deem advisable or necessary to effect. It is further specifically understood and agreed that the Assignee shall have the power to use and apply said assets, and profits toward the payment of any present or future indebtedness or liability of the undersigned to said Assignee, 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 but not limited to taxes, assessments, insurance, costs, and expenses of suits, maintenance expenses and repairs, and rental agent fees, the undersigned hereby ratifying and confirming all that said Assignee may do by virtue hereof.

In consideration of and as inducement to FIRST MIDWEST BANK/ILLINOIS to make a loan to JOHN V. EIFFER, ELLYN H. DREYER, 255 GRAPHICS, INC. and LASALLE NATIONAL BANK TRUST NO. 107464 (hereinafter "Borrower") and as security therefor, it is hereby agreed that all rents, issues and profits hereinafter received from the following described real estate and all leases and rental agreements affecting said premises shall accrue from the date hereof until the said loan and indebtedness shall be paid in full, shall be paid directly to the said FIRST MIDWEST BANK/ILLINOIS who shall have the absolute right to distribute and apply same to the payment or amortization of said loan or any other advances of money which it shall make to the undersigned or either of them to pay or defray any person, party or entity, who shall have a lien or other encumbrance on said property, and thereafter make payment of the balance to said Borrowers

ASSIGNMENT OF RENTS

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American Title Ins.

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RIDER ATTACHED TO AND MADE A PART OF ASSIGNMENT OF RENTS

DATED April 29th, 1988 (UNDER TRUST NO.) 107464

This Assignment of Rents is executed by LA SALLE NATIONAL BANK, not personally but as Trustee only. It is expressly understood and agreed by the parties hereto, anything contained therein to the contrary notwithstanding, that each and all of the promises, covenants, undertakings and agreements herein made are not intended as personal promises, covenants, undertakings and agreements of said Trustee, nor as any admission that said Trustee is entitled to any of the rents, issues, or profits under the said trust, it being understood by all parties hereto that said Trustee at no time is entitled to receive any of the rents, issues or profits of or from said trust property. This Assignment of Rents is executed by LA SALLE NATIONAL BANK, as Trustee, solely in the exercise of the authority conferred upon it as said Trustee, and no personal liability or responsibility shall be assumed by, nor at any time be asserted or enforced against it, its agents or employees, on account hereof, or on account of any promises, covenants, undertakings or agreements herein or in said Note contained, either expressed or implied, all such liability, if any, being expressly waived and released by the mortgagee or holder or holders of said Note and by all persons claiming by, through or under said mortgage or the holder or holders, owner or owners of said Note and by every person now or hereafter claiming any right or security thereunder. It is understood and agreed that LA SALLE NATIONAL BANK, individually or as Trustee, shall have no obligation to see to the performance or nonperformance of any of the covenants or promises herein contained, and shall not be liable for any action or non-action taken in violation of any of the covenants herein contained.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Harriet Denisewicz, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Corinne Lok Assistant Vice President of LA SALLE NATIONAL BANK, and Rosemary Collins Assistant Secretary of said Bank personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said bank, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he, as custodian of the Corporate Seal of said Bank, did affix said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 2nd day of May

April 19 88

NOTARIAL SEAL
Harriet Denisewicz
Notary Public
My Commission Expires: _____

Harriet Denisewicz

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LEGAL DESCRIPTION

UNIT NO. 1907 AS DELINEATED UPON SURVEY OF:

LOT 2, THE SOUTH 50 1/2 FEET OF LOT 3, THE EAST 74 FEET OF LOT 3 (EXCEPT THE SOUTH 50 1/2 FEET THEREOF) AND THE EAST 74 FEET OF LOTS 4 AND 5 (EXCEPT THAT PART OF LOT 5 FALLING IN EUGENIE STREET) ALL IN GALE'S NORTH ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; ALSO:

LOT 1 AND 2 AND THAT PART OF LOT 3 FALLING WITHIN THE NORTH 113.62 FEET OF ORIGINAL LOT 1 IN WOOD AND OTHER'S SUBDIVISION OF SAID ORIGINAL LOT 1 IN GALE'S NORTH ADDITION OF CHICAGO AFORESAID; ALSO:

LOTS 1 TO 9 BOTH INCLUSIVE (EXCEPT THAT PART LYING BETWEEN THE WEST LINE OF NORTH LA SALLE STREET AND A LINE DRAWN THROUGH THE SOUTH WEST CORNER OF EUGENIE STREET AND NORTH LA SALLE STREET AND THROUGH A POINT ON THE SOUTH LINE OF LOT 10, 14 FEET, WEST OF THE WEST LINE OF NORTH LA SALLE STREET) ALL IN BLOCK "B" IN THE COUNTY CLERK'S DIVISION OF PORTIONS OF UNSUBDIVIDED LAND LYING BETWEEN THE EAST LINE OF GALE'S NORTH ADDITION TO CHICAGO AFORESAID AND THE WEST LINE OF NORTH CLARK STREET ALL IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE, UNDER TRUST AGREEMENT DATED MARCH 31, 1978 AND KNOWN AS TRUST NO. 1660 RECORDED WITH THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24558738 TOGETHER WITH AN UNDIVIDED .2013 PERCENT AGGREGATE INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AFORESAID (EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY).

Commonly known as: 1660 North LaSalle Street
Chicago, Illinois 60614

P.I.N.

14-33-423-048-1210

Vol. No. 496

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EXHIBIT "A"

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10/1/2020