

UNOFFICIAL COPY

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\$20.00

ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT made as of August 24, 1989 by Cole Taylor Bank, a corporation of Illinois, not personally, but as Trustee under Trust Agreement dated January 10, 1989 and known as Trust No. 89-5005 (the "Trust"), and by Ruth Weisbach of the State of Illinois, County of _____, being hereinafter collectively called "Borrower") to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO (hereinafter called the "mortgagee" or "American").

WHEREAS, Borrower, as sole beneficiary of the Trust, has caused the Trust to give to American its promissory notes (the "note") in the principal sum of \$ 1,860,000.00 due on or before August 31, 1994;

WHEREAS, Borrower has further caused the Trust to deliver its mortgage (the "mortgage") to secure the notes, which mortgage conveys the premises (the "premises") described in Exhibit A hereto; and

WHEREAS, Borrower and Trustee (hereinafter sometimes collectively called the "undersigned") are desirous of further securing the notes.

NOW, THEREFORE, the undersigned, for and in consideration of these presents and the mutual agreements herein contained and as further and additional security to the mortgagee, and in consideration of the sum of ONE DOLLAR (\$1.00) to the undersigned in hand paid, the receipt whereof is hereby acknowledged, do hereby sell, assign and transfer unto the mortgagee all leases of the premises, or any part thereof, together with 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 of any agreement for the use or occupancy of the premises or any part thereof, which may have been heretofore or may be hereafter made or agreed to or which may be made or agreed to by the mortgagee under the powers herein granted, together with all guaranties of any of the foregoing, it being the intention hereby to establish an absolute transfer and assignment of all the said leases and agreements, and all the avails thereof, to the mortgagee, and Borrower does hereby appoint irrevocably the mortgagee its true and lawful attorney in its name and stead (and the Trust hereby authorizes mortgagee) (with or without taking possession of the premises), to rent, lease or let all or any portion of the premises to any party or parties at such rental and upon

COOK COUNTY, ILLINOIS
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ORDER OF THE BOARD OF SUPERVISORS

WHEREAS, the Board of Supervisors of Cook County, Illinois, has received a request from the [Name] for the [Purpose] and the Board has determined that it is in the best interest of the County to [Action];

and WHEREAS, the Board has determined that the [Name] is qualified to [Action] and that the [Action] is in the best interest of the County; and WHEREAS, the Board has determined that the [Name] is qualified to [Action] and that the [Action] is in the best interest of the County;

and WHEREAS, the Board has determined that the [Name] is qualified to [Action] and that the [Action] is in the best interest of the County; and WHEREAS, the Board has determined that the [Name] is qualified to [Action] and that the [Action] is in the best interest of the County;

and WHEREAS, the Board has determined that the [Name] is qualified to [Action] and that the [Action] is in the best interest of the County; and WHEREAS, the Board has determined that the [Name] is qualified to [Action] and that the [Action] is in the best interest of the County;

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and WHEREAS, the Board has determined that the [Name] is qualified to [Action] and that the [Action] is in the best interest of the County; and WHEREAS, the Board has determined that the [Name] is qualified to [Action] and that the [Action] is in the best interest of the County;

Approved

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such terms, in its discretion as it may determine, and to collect all of said avails, rents, issues and profits arising from or accruing at any time hereafter, and all now due, or that may hereafter become due under each and all of the leases and agreements, written or verbal, or other tenancy existing or which may hereafter exist on the premises, with the same rights and power and subject to the same immunities, exoneration of liability and rights of recourse and indemnity as the mortgagee would have upon taking possession of the premises pursuant to the provisions hereinafter set forth.

The undersigned represent and agree that no rent has been or will be paid by any person in possession of any portion of the premises for more than one installment in advance and that the payment of none of the rents to accrue for any portion of said premises has been or will be waived, released, reduced, or discounted, or otherwise discharged or compromised by the undersigned. The undersigned waive any right of set-off against any person in possession of any portion of the premises. The undersigned agree not to make any other or further assignment of the rents or profits or leases prior to the release of this Assignment.

The undersigned agree and represent and Borrower warrants unto mortgagee, its successors and assigns as follows:

- (i) attached as Exhibit "E" is a schedule of all leases existing as of the present date with respect to the premises or part thereof (the "current leases"); all amendments to the current leases are designated on the aforesaid schedule; the undersigned are the sole owners of the entire lessor's interest in the current leases;
- (ii) no default exists on the part of lessor or lessee named in the current leases, or their successors and assigns, under the terms, covenants, provisions or agreements therein contained and there exists no state of facts which, with the giving of notice or lapse of time or both, would constitute a default under any of the current leases;
- (iii) the current leases are valid and enforceable in accordance with their terms and shall remain in full force and effect irrespective of any merger of the interest of lessor and lessee thereunder;
- (iv) if any of the current leases provides for the abatement of rent during repair of the demised

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premises by reason of fire or other casualty, the undersigned shall furnish rental insurance to mortgagee in amount and form and written by insurance companies as shall be satisfactory to mortgagee;

- (v) the undersigned shall not hereafter terminate, modify or amend any of the current or any future leases or any of the terms thereof without the prior written consent of mortgagee and any attempted termination, modification or amendment of said leases, or any one of them, without such written consent shall be null and void;
- (vi) the undersigned shall perform all of the undersigned's covenants and agreements as lessor under each of the current leases and shall not suffer or permit to occur, any release of liability of the lessee therein, or any right of the lessee therein to withhold payment of rent;
- (vii) if so requested by the mortgagee after default under the current leases, the undersigned shall enforce any one or several of the current leases and all remedies available to the undersigned against the lessee therein named.

Nothing herein contained shall be construed as constituting the mortgagee a "mortgagee in possession" in the absence of the taking of actual possession of the premises by the mortgagee pursuant to the provisions hereinafter contained. In the exercise of the powers herein granted by the mortgagee, no liability shall be asserted or enforced against the mortgagee, all such liability being expressly waived and released by the undersigned.

The undersigned further agrees to execute and deliver immediately upon the request of the mortgagee all such further assurances and assignments in the premises as the mortgagee shall from time to time reasonably require.

Although it is the intention of the parties that this assignment is a present assignment, it is expressly understood and agreed, anything herein contained to the contrary notwithstanding, that the mortgagee shall not exercise any of the rights and powers conferred upon it herein until and unless one of the following events shall occur, which shall constitute Events of Default hereunder: default shall be made in the payment of interest or principal due under the note or default shall occur in performance or observance of any of the agreements or conditions in the mortgage or default shall be made the performance or observance of any of the conditions or

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The undersigned hereby certifies that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Cook, Illinois.

Witness my hand and the seal of the County of Cook, Illinois, this _____ day of _____, 19____.

Clerk of Cook County, Illinois

Notary Public for Cook County, Illinois

Notary Public for Cook County, Illinois

Notary Public for Cook County, Illinois

Notary Public for Cook County, Illinois

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agreements hereunder or a default in any instrument now or at any time securing the note or the debt evidenced thereby or by any extension thereof, and, in each instance, all applicable grace periods, if any, shall have expired, and nothing herein contained shall be deemed to affect or impair any rights which the mortgagee may have under said note and mortgage or any other instrument herein mentioned.

In any case in which under the provisions of the mortgage the mortgagee has a right to institute foreclosure proceedings, whether before or after the entire principal sum secured thereby is declared to be immediately due, or whether before or after institution of legal proceedings to foreclose the lien thereof or before or after sale thereunder, forthwith, upon demand of the mortgagee, the undersigned agree to surrender to the mortgagee and the mortgagee shall be entitled to take actual possession of the premises or any part thereof personally, or by its agents or attorneys, and mortgagee in its discretion may with or without force and with or without process of law, enter upon and take and maintain possession of all or any part of the premises, together with all the documents, books, records, papers and accounts of the undersigned or then owner of the premises relating thereto, and may exclude the undersigned, its agents or servants, wholly therefrom and may as attorney in fact or agent of the mortgagor, or in its own name as mortgagee and under the powers herein granted, hold, operate, manage and control the premises and conduct the business, if any, thereof either personally or by its agents, with full power to use such measures, legal or equitable, as in its discretion or in the discretion of its successors or assigns may be deemed proper or necessary to enforce the payment of security of the avails, rents, issues and profits of the premises, including actions for the recovery of rent, actions in forcible detainer and actions in distress of rent, hereby granting full power and authority to exercise each and every of the rights, privileges and powers herein granted at any and all times hereafter, and with full power to cancel or terminate any lease or sublease for any cause or on any ground which would entitle undersigned to cancel the same, to elect to disaffirm any lease or sublease made subsequent to the mortgage or subordinated to the lien thereof, to make all necessary or proper repairs, decorating, renewals, replacements, alterations, additions, betterments and improvements to the premises that may seem judicious, in its discretion, to insure and reinsure the same for all risks incidental to mortgagee's possession, operation and management thereof and to receive all such avails, rents, issues and profits.

The mortgagee shall not be obligated to perform or discharge, nor does it hereby undertake to perform or discharge, any obligation, duty or liability under any leases or rental

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It is the policy of the State of Illinois to encourage the development of the real estate industry and to provide for the protection of the public interest in the same. To this end, the State has enacted various laws and regulations which are designed to promote the efficiency and integrity of the real estate profession. One of the primary purposes of these laws is to ensure that all real estate transactions are conducted in a fair and equitable manner, and that the interests of all parties involved are protected.

In the event of a dispute between a lender and a borrower, the lender has the right to enforce the terms of the mortgage agreement. This right is subject to the provisions of the Illinois Mortgage Foreclosure Act, which provides that a lender may not foreclose on a mortgage until it has first attempted to negotiate with the borrower to resolve the dispute. The Act also requires that the lender provide the borrower with a written statement of the amount of the debt and the terms of the mortgage agreement.

The lender's right to foreclose is also subject to the provisions of the Illinois Consumer Fraud and Deceptive Business Practices Act, which prohibits any person from engaging in a trade or business which involves the sale of goods or services in a deceptive or fraudulent manner. This Act applies to all real estate transactions, and it is the responsibility of the lender to ensure that all transactions are conducted in a fair and equitable manner.

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agreements relating to the premises, and the undersigned shall and does hereby agree to indemnify and hold the mortgagee harmless of and from any and all liability, loss or damage which it may or might incur under any leases or under or by reason of the assignment thereof and of and from any and all claims and demands whatsoever which may be asserted against it by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in said leases. Should the mortgagee incur any such liability, loss or damage, under said leases or under or by reason of the assignment thereof, or in the defense of any claims or demands the undersigned agrees to reimburse the mortgagee for the amount thereof, including direct costs, direct expenses and reasonable attorney's fees, immediately upon demand.

The mortgagee in the exercise of the rights and powers conferred upon it by this assignment shall have full power to use and apply the avails, rents, issues and profits of the premises to the payment of or on account of the following, in such order as the mortgagee may determine:

(a) To the payment of the operating expenses of the premises, including cost of management and leasing thereof (which shall include reasonable compensation to the mortgagee and its agent or agents, if management be delegated to an agent or agents, and it shall also include lease commissions and other compensation and expenses of seeking and procuring tenants and entering into leases), establish claim for damages, if any, and premiums on insurance hereinabove authorized;

(b) To the payment of taxes and special assessments now due or which may hereafter become due on the premises;

(c) To the payment of all repairs, decorating, renewals, replacements, alterations, additions, or betterments, and improvements of the premises, including, without limitation, the cost from time to time of installing or replacing such fixtures, furnishings and equipment therein, and of placing the premises in such condition as will, in the reasonable judgment of the mortgagee, make it readily rentable;

(d) To the payment of any indebtedness secured by the mortgage or any deficiency which may result from any foreclosure sale.

The undersigned further specifically and irrevocably authorizes and instructs each and every present and future lessee or tenant of the whole or any part of the premises to

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The undersigned, Clerk of Cook County, Illinois, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk's Office.

The original of the foregoing is on file in the office of the County Clerk of Cook County, Illinois, and is available for inspection by any person at any time.

Witness my hand and the seal of the County Clerk's Office at Chicago, Illinois, this _____ day of _____, 19____.

Clerk of Cook County, Illinois

Notary Public for Cook County, Illinois

Witness my hand and the seal of the County Clerk's Office at Chicago, Illinois, this _____ day of _____, 19____.

Clerk of Cook County, Illinois

07-11-2011

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pay all unpaid rental agreed upon in any tenancy to the mortgagee upon receipt of demand from said mortgagee to pay the same.

It is understood and agreed that the provisions set forth in this assignment herein shall be deemed a special remedy given to the mortgagee, and shall not be deemed exclusive of any of the remedies granted in the mortgage, but shall be deemed an additional remedy and shall be cumulative with the remedies therein granted and elsewhere granted in any instrument securing the note, all of which remedies shall be enforceable concurrently or successively.

Whenever the word "undersigned" is mentioned herein, it is hereby understood that the same includes and shall be binding upon successors and assigns (including successors by consolidation) of the undersigned, and any party or parties holding title to the premises by, through or under the undersigned. All of the rights, powers, privileges and immunities herein granted and assigned to the mortgagee shall also inure to its successors and assigns, including all holders, from time to time, of the note.

It is expressly understood that no judgment or decree which may be entered on any debt secured or intended to be secured by the mortgage shall operate to abrogate or lessen the effect of this instrument, but that the same shall continue in full force and effect until the payment and discharge of any and all indebtedness secured by the mortgage, in whatever form the said indebtedness may be until the indebtedness secured by the mortgage shall have been paid in full and all bills incurred by virtue of the authority herein contained have been fully paid out of rents, issues and profits of the property, or by the undersigned, or until such time as this instrument may be voluntarily released. This instrument shall also remain in full force and effect during the pendency of any foreclosure proceedings, both before and after sale, until the issuance of a deed pursuant to a foreclosure decree, unless the indebtedness secured by the mortgage is fully satisfied before the expiration of any period of redemption.

If this instrument is executed by more than one person or entity, all obligations and undertakings of the undersigned herein shall be joint and several.

This Assignment is executed by Cole Taylor Bank, not personally but solely as Trustee as aforesaid. All covenants and conditions to be performed hereunder by Cole Taylor Bank are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against _____

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voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 24 day of August, A.D., 1989.

Eileen J. Downery
Notary Public

NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. NOV. 27, 1989
ISSUED THRU ILL. NOTARY ASSOC.

STATE OF)
) SS
COUNTY OF)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Ruth Weisbach 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24 day of August, 1989.

OFFICIAL SEAL
RICHARD A. CRANE
NOTARY PUBLIC
STATE OF ILLINOIS
MY COMMISSION EXPIRES NOV. 27, 1989

Mail to:
THIS INSTRUMENT WAS PREPARED BY:

Laura Bozell, American National Bank,
33 N. LaSalle Street, Chicago, IL 60690

Box 333

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advising the Director of the State of Illinois, as required by Section 10-10 of the Public Accounting Act of 1935, that the above-named person is a resident of the State of Illinois.

To the Honorable Board of Accountancy, State of Illinois, Chicago, Illinois.

[Signature]
JOHN J. [Name]

JOHN J. [Name]
[Address]
[City, State, Zip]



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I, the undersigned, a duly qualified and licensed public accountant, do hereby certify that the above-named person is a resident of the State of Illinois, as required by Section 10-10 of the Public Accounting Act of 1935.

Witness my hand and the seal of my office this 1st day of [Month], 19[Year].

[Signature]
[Name]
[Address]
[City, State, Zip]

JOHN J. [Name]
[Address]
[City, State, Zip]

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EXHIBIT A

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Legal Description:

Lots B, C, D and E in the resubdivision of Lots 5 and 6 in Block 5 in Engle's Oakton Street Subdivision, being a subdivision of that lying east of Prairie Road of Lot 7 in Superior Court's Partition in the Southwest Quarter of Section 23, Township 41 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois

Also, Lots 7, 8 and 9 in Block 5 in Engle's Oakton Street Subdivision, being a subdivision of that part lying east of Prairie Road of Lot 7, of Superior Court Partition in the Southwest Quarter of Section 23, Township 41 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

PIN: 10-23-329-019
10-23-329-025
10-23-329-045
10-23-329-046

Address: 3856 West Oakton Street
Skokie, IL

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EXHIBIT A

Page 1 of 1

The following is a list of the names of the members of the Board of Directors of the Cook County Board of Directors, as of the date of the filing of this report.

The following is a list of the names of the members of the Board of Directors of the Cook County Board of Directors, as of the date of the filing of this report.

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EXHIBIT B

Said Lease is between Cole Taylor Bank, not personally, but solely as Trustee under Trust Agreement dated January 10, 1989 and known as Trust Number 89-5005, as Lessor, and the following Lessees:

<u>Date of Lease</u>	<u>Lessee</u>	<u>Term of Lease</u>
April 28, 1989	HA-LO Industries, Inc.	4/28/89 to 4/30/90

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EXHIBIT A

THIS DOCUMENT IS THE PROPERTY OF THE CLERK OF COOK COUNTY AND IS LOANED TO YOU FOR YOUR INFORMATION ONLY. IT IS NOT TO BE REPRODUCED OR DISTRIBUTED WITHOUT THE WRITTEN PERMISSION OF THE CLERK OF COOK COUNTY.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.

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