

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

89408689

1989 AUG 31 PM 3 30

89408689

ASSIGNMENT OF RENTS

15⁰⁰

W 185 22 72

The Undersigned,
Initials:

FIRST ILLINOIS BANK OF WILMETTE, not personally, but
 as Trustee under Trust Agreement dated AUGUST 11, 1989
 and known as Trust No. TWB-0816

and

a
 corporation,

a
 limited partnership,

d/b/a _____, a
 general partnership or joint venture,

("Assignor") whose mailing address is 1200 CENTRAL AVENUE WILMETTE, ILLINOIS 60091
 as additional security for the payment of that certain Note of even date ("Note") payable to the order of
 First Illinois Bank of Wilmette ("Bank"), in the principal sum of ~~ONE HUNDRED TWENTY THREE~~
~~THOUSAND TWO HUNDRED AND NO/100th~~ ~~THOUSAND~~ Dollars
 (\$123,200.00~~00~~) payable as therein specified with interest as therein provided and for the
 performance of the terms, covenants and conditions contained in said Note and the Mortgage of even date
 made by the Assignor to secure said Note and conveying the real estate hereinafter described, and also in
 consideration of the sum of One Dollar (\$1.00) in hand paid and of other good and valuable considerations,
 the receipt and sufficiency whereof are hereby acknowledged, does hereby assign, transfer and set over unto
 Bank, and its successors and assigns, all the avails, rents, issues and profits now due or which may hereafter
 become due under or by virtue of any lease, or any renewals thereof, either oral or written, or any letting of or
 any agreement for the use or occupancy of any part of the real estate and premises hereinafter described which
 may have been heretofore or may be hereafter made or agreed to by the Bank under the powers herein
 granted, it being the intention hereby to establish an absolute transfer and assignment of all such leases and
 agreements and all the avails, rents, issues and profits thereunder unto the Bank, all relating to the real estate
 and premises described on Exhibit "A" attached hereto.

This Instrument Prepared By: JOLIE A. HOREN

and Shall be Returned to: First Illinois Bank of Wilmette
 1200 Central Avenue
 Box 100
 Wilmette, Illinois 60091

Box 333

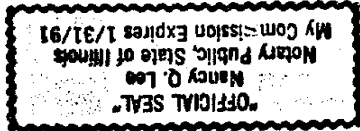
89408689

UNOFFICIAL COPY

5407

Property of Cook County Clerk

FRB-120W-1/84



89408689

GIVEN under my hand and notary seal this 24th day of August, 1989.

(his/her/their) free and voluntary act, for the uses and purposes and in capacity (if any) therein set forth.

before me this day in person, and acknowledged that (she/he/they) signed, sealed and delivered the said instrument as personally known to me to be the same person(s) whose name(s) (is/are) subscribed to the foregoing instrument, appeared and H. David O. Schenck

the said County, in the State aforesaid, do hereby certify that Warren C. Manning

I, Warren C. Manning, a Notary Public in and for and residing in Warren C. Manning

STATE OF Ill }
 COUNTY OF Cook }
 SS.

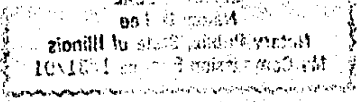
Warren C. Manning

Warren C. Manning

Dated as of AUGUST 24, 1989

For good and valuable consideration, receipt whereof is hereby acknowledged, the undersigned, as beneficiaries of the above trust, join in this Assignment for the purposes of assigning the entire right, title and interest of the undersigned in and to the leases and rents from the subject premises described above and being bound by and subject to all terms and provisions thereof.

IF ASSIGNMENT IS EXECUTED BY A LAND TRUSTEE BENEFICIARY TO COMPLETE AND EXECUTE FOLLOWING:



UNOFFICIAL COPY

The Assignor, and each of them (if more than one), and their beneficiaries if applicable, do hereby irrevocably appoint Bank the true and lawful attorney of the Assignor and each of them, to take and from time to time retake possession of said premises, to collect all of said avals, rents, issues and profits now due or hereafter to become due under each and every of the leases and agreements, or any renewals thereof, written or oral, existing or which may hereafter exist for and in connection with said real estate, and to use such measures, legal and equitable, as in the discretion of the Bank may be deemed proper or necessary to enforce the payment or security of said avals, rents, issues and profits, and to secure and maintain possession of said real estate, or any part thereof, and, at the discretion of the Bank, to fill any and all vacancies, and to rent, lease or let all or any portion thereof for terms expiring either before or after the maturity of the indebtedness secured by said Mortgage, and to manage, maintain, preserve, operate and use the said real estate; and, in the discretion of the Bank, to cancel any existing insurance policies relating to said real estate and to cause to be written new policies in place thereof and also additional and renewal policies, making same payable to the Bank under said Mortgage, or, in case of foreclosure sale, to the owner of the certificate of sale and of any deficiency, as their respective interests may appear, and in the case of loss under such policies, to adjust, collect and compromise, in its discretion, all claims thereunder and to sign all receipts, vouchers and releases required by the insurance companies herefor; and further with full power to use and apply for and with respect to said real estate the said avals, rents, issues and profits in such respective amounts and in such order and priority as in the judgment and discretion of the Bank may be deemed proper, for and on account of the payment of any indebtedness secured by said Mortgage and of any indebtedness or liability, now existing or hereafter created, of the Assignor and its beneficiary, if applicable, to the Bank, now due or hereafter to become due, and of all costs, charges, expenses and fees in the operation, management, care and preservation of said real estate together with all the improvements, fixtures, appurtenances, apparatus and equipment hereunto appertaining, including all taxes and assessments and installments thereof, liens of mechanics and claims therefor, repairs, improvements, alterations, renewals and restorations, insurance premiums, the usual and customary brokerage commission for leasing said real estate or any part thereof and for collecting rents and the reasonable compensation for all services rendered by the Bank and its attorneys, agents and servants, and all their expenses involved therein and such further sums as may be sufficient to indemnify the Bank against any liability, loss or damage on account of any matter or thing done in good faith hereunder and further with power from time to time to substitute any attorney in fact to act hereunder in its place and stead in all or any matters aforesaid, and from time to time every of the rights, privileges and powers herein granted at any and all times hereafter without notice to the Assignor, its beneficiary or its legal representatives, heirs or assigns, and hereby ratifying all that the Bank may do by virtue hereof. The powers hereby created shall be irrevocable so long as any indebtedness secured by said Mortgage evidenced by the Note remains unpaid.

After taking or retaking possession by virtue hereof, the Bank shall have the right to remain in possession of said real estate, to collect the said avals, rents, issues and profits therefrom, and to manage said real estate as hereinabove set forth, notwithstanding the institution of proceedings to foreclose the said Mortgage and the entry of any decree of foreclosure in any such proceedings, and notwithstanding any sale of said real estate pursuant to any such decree, and to remain in possession of said real estate until the expiration of the period of redemption from any such sale, and from time to time shall apply the net avals, rents, issues and profits accruing after the sale of said real estate pursuant to such decree remaining after the payment of all deductible expenses, charges and fees, for and on account of any deficiency reported to the Court in such proceeding. The provisions of this instrument shall and are intended to survive any decree of foreclosure and sale in any proceedings to foreclose the lien of said Mortgage. After taking or retaking possession by virtue hereof, the Bank shall have the right from time to time to surrender possession without prejudice to its right to retake possession hereunder upon default as herein provided.

Until default shall be made in the payment of the indebtedness evidenced by the Note and/or secured by said Mortgage or in the performance by the Assignor of any agreement therein, herein or in any other security document or agreement with Bank contained, the Assignor shall be permitted to possess, manage, operate and enjoy all the property, rights and privileges in said Mortgage encumbered, and to collect the avals, rents, issues and profits, hereon, and to remain in possession of the premises occupied by the Bank that default has been made under the terms of said Note, Mortgage or in any other security document or agreement with Bank (which notice need not specify the nature of default), and demand of payment of rents to the Bank, which demand if made upon the Assignor or its beneficiary shall fix and determine the prevailing rental per month for the portion of said premises occupied by the Assignor or its beneficiary, the tenants and occupants shall be obligated to account and pay to the Bank from and after the date of service of said notice and demand, all the avals, rents, issues and profits due or accruing under their respective leases and agreements, without any duty or obligation on the part of said tenants or occupants to ascertain that a default in fact does exist, and in the event of demand upon the Assignor or its beneficiary, as aforesaid, the Assignor and its beneficiary agree and shall be obligated to pay to the Bank rent in advance for the portion of said premises occupied by the Assignor or its beneficiary at the prevailing rental therefor for a month as fixed and determined by the Bank in said demand, and a failure on the part of the Assignor or its beneficiary to pay said rent on the first day of each and every month in advance shall in and of itself constitute a forcible entry and detainer, and the Bank may in its own name and without any other notice or demand, maintain an action of forcible entry and detainer against the Assignor or its beneficiary and obtain possession of the premises occupied by them.

Failure by the Bank at any time to avail itself of all or any of the provisions hereof shall not be construed or deemed to be a waiver by it thereof. This instrument shall remain in full force and effect until the entire indebtedness secured by said Mortgage evidenced by the Note, has been fully paid, and, in case of a deficiency on foreclosure sale, until the expiration of the period of redemption from the sale.

The Bank may assign all its rights, title and interest hereunder, successors, assigns and substitutes of the respective parties upon and inure to the benefit of the respective legal representatives, successors, assigns and substitutes of the respective parties hereto.

UNOFFICIAL COPY

In the event the Assignor is the trustee of an Illinois land trust, then this instrument is executed by the Assignor, not personally but solely as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by the Assignor are undertaken by it solely as Trustee as aforesaid, and not individually, and no personal liability shall be asserted or be enforceable against the undersigned by reason of anything contained in said instrument, or in any previously executed document, whether or not executed by the undersigned, either individually or as Trustee as aforesaid, relating to the subject matter of the foregoing instrument, all of such personal liability, if any, being expressly waived by every person now or hereafter claiming any right or security hereunder.

Executed at, Illinois as of August 24, 1989...

PARTNERSHIP/JOINT VENTURE:

.....
(name of partnership or joint venture)

a partnership,
(state) (limited/general)

a joint venture

By

Its:

LAND TRUST:

FIRST ILLINOIS BANK OF WILMETTE

as Trustee under Agreement dated

AUGUST 11, 1989, and known as
Trust No. FB-0816 and not personally.

By: Michael D. Smith

Its: VICE PRESIDENT AND TRUST OFFICER

ATTEST:

By: L. J. Murphy

Its: E.V.R.

CORPORATION:

.....
a corporation

(state)

By:

Its:

ATTEST:

By:

Its:

INDIVIDUALS:

.....

.....

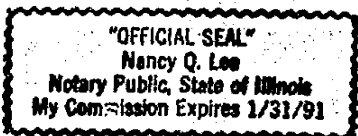
.....

STATE OF Ill. }
COUNTY OF Cook } SS.

I, Nancy Q. Lee, a Notary Public in and for and residing in the said County, in the State aforesaid, do hereby certify that Michael D. Smith and William J. Murphy personally known to me to be the same person(s) whose name(s) (is/are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (she/he/they) signed, sealed and delivered the said instrument as (his/her/their) free and voluntary act, for the uses and purposes and in capacity (if any) therein set forth.

GIVEN under my hand and notary seal this 24th day of August, 1989.

Nancy Q. Lee



89408689

UNOFFICIAL COPY

RIDER A 7 4 0 5 6 8 9

LEGAL DESCRIPTION FOR LAND TRUST NUMBER TWB-0816 DATED AUGUST 11, 1989

AND MORTGAGE LOAN DATED AUGUST 24, 1989 IN THE AMOUNT OF \$ 123,200.00

P.I.N. (s) 17-04-205-055-1003 VOL 498

COMMONLY KNOWN AS: 143 WEST BURTON PLACE UNIT 3F CHICAGO, ILLINOIS 60610

UNITS 3 IN BURTON COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 17 IN J. F. STARR'S RESUBDIVISION OF LOTS 114, 115 AND 116 OF BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25557669, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

MORTGAGOR ALSO HEREBY GRANTS TO THE MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID.

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

89408689

UNOFFICIAL COPY

1980 11 23 11:00 AM CHICAGO POLICE DEPARTMENT

001.000.001 IN THE MATTER OF THE ESTATE OF

1980 NOV 23 11:00 AM (2) 211.0

CHICAGO POLICE DEPARTMENT 312 442 2200

THE POLICE DEPARTMENT HAS RECEIVED INFORMATION THAT AN INDIVIDUAL
WHO IDENTIFIED HIMSELF AS [REDACTED] TELEPHONED THE POLICE DEPARTMENT
ON [REDACTED] AND STATED THAT HE WAS INTERESTED IN PURSUING
LEGAL ACTION AGAINST THE POLICE DEPARTMENT. THE INDIVIDUAL STATED
THAT HE HAD BEEN IN CONTACT WITH AN INDIVIDUAL WHO OFFERED HIM
ASSISTANCE IN OBTAINING A COURT ORDER TO OBTAIN ACCESS TO
POLICE RECORDS. THE INDIVIDUAL STATED THAT HE HAD BEEN ADVISED
THAT THE POLICE DEPARTMENT HAD A LARGE AMOUNT OF INFORMATION
REGARDING THE DEATH OF [REDACTED] AND THAT HE WANTED TO OBTAIN
A COPY OF THIS INFORMATION.

THE POLICE DEPARTMENT HAS BEEN ADVISED THAT THE INDIVIDUAL
WHO TELEPHONED THE POLICE DEPARTMENT ON [REDACTED] IS CURRENTLY
ATTEMPTING TO OBTAIN A COURT ORDER TO OBTAIN ACCESS TO POLICE
RECORDS. THE POLICE DEPARTMENT IS CURRENTLY REVIEWING THE
MATTER AND WILL CONTACT THE INDIVIDUAL AGAIN IF NECESSARY.

THE POLICE DEPARTMENT HAS BEEN ADVISED THAT THE INDIVIDUAL
WHO TELEPHONED THE POLICE DEPARTMENT ON [REDACTED] IS CURRENTLY
ATTEMPTING TO OBTAIN A COURT ORDER TO OBTAIN ACCESS TO POLICE
RECORDS. THE POLICE DEPARTMENT IS CURRENTLY REVIEWING THE
MATTER AND WILL CONTACT THE INDIVIDUAL AGAIN IF NECESSARY.

11/23/80

Property of Cook County Clerk's Office