

UNOFFICIAL COPY

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LEASE AND RENT ASSIGNMENT

LOAN NUMBER: 833072-2

DATE: August 18, 1989

For the purpose of further securing the Note dated August 18, 1989 made by ANTHONY BRIENO, a Bachelor and, JOHN W. DITTER (married to Mertise Ditter)

payable to NBD BANK EVANSTON, N.A., Evanston, Illinois, in the principal amount of, ONE HUNDRED TWENTY SIX THOUSAND Six HUNDRED and 00/100

\$126,600.00

12.00

secured by Mortgage, or other security instrument, bearing even date with said Note, whereby: ANTHONY BRIENO, a Bachelor, and, JOHN W. DITTER (married to Mertise L. Ditter)

conveyed to NBD BANK EVANSTON, N.A., Evanston, Illinois as Mortgagee (Trustee), the following described real estate:

— Lots 36 and 37 in Block 1 in Bauer and McMahon's Addition to Irving Park in the North East 1/4 of Section 22, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

FILED FOR RECORD

PIN: 13-22-223-034
4040 W. Peterson Chicago, Illinois 60644

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and in consideration of the making by NBD BANK EVANSTON, N.A., (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 now or hereafter existing with respect to said real estate or any part thereof, together with all rents accrued and to accrue under each and all of said leases 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 (Trust Deed) or this Assignment, but no instalment of rent shall ever be collected by the undersigned in advance of its due date. This Assignment shall remain in full force and effect until all indebtedness secured by said Trust Deed 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 to it true copies of all of said leases and will make, sign and deliver to the Bank such other and additional instruments, as may be reasonably 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 said lease or leases and tenant or tenants of said real estate that there has been a default under said Note or said Mortgage (Trust Deed) or this Assignment, such lessee and tenant or tenants shall be entitled to pay such rents as they become due to

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