## ASSIGNMENT OF RENTS



Know all men by these presents, that CAPITOL BANK AND TRUST, an Illinois Banking Corporation, not personally but as Trustee under the Provisions of a deed or deeds in trust duly recorded and delivered to said Company in pursuance of a Trust Agreement dated April 5, 1989 and known as Trust No. 1752 in consideration of the premises and of One Dollar (\$1.00) in hand paid, in consideration of the premises and of One Pollar (\$1.00) in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer, and set over unto CAPLTOL BANK AND TRUST

4801 W. Fullerton Avenue, Chicago, Illinois 60639

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 uses 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 hereinunder 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:

Parcel 1: Lot 6 12 Block II in Wright's Addition to Chicago of the South East 1/4 of Section 5, Township 39 North, Range 14 EAst of the Third Principal Meridian, In Cook County, Illinois.

Parcel 2: Lot 12 in J A. Yale's Resubdivision of Lots 3, 4, 5, 7, 8, 10, 11 and the North 10 feet of Lot 14 in Block 11 in Wright's Addition to Chicago in the East 1/2 of the South East 1/4 of Section 5, Township 39 North, Range 14 East of the Third Principal Meriatan in Cook County, Illinois,

Parcel 3: see legal attached PIN #17-05-424-004-0000 - 17-05-424-003-0000

Property Address: 821-23 N. Lessin, Chicago, 11linois

and does authorize irrevocably the above mentioned \_\_\_\_C'2º2TOL BAHK AND TRUST in its own wine to collect all of said avails, rents, issues and profits arising or accruing at any time hereafter, and all according or that may hereafter become due 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 sion of said promises or any manufacture. sion of said premises or any portion thereof and to fill any and all vacingles, and to rent, lease or let any § portion of said premises to any party or parties, at its discretion, hereby glaving full power and authority; to exercise each and every right, privilege and power herein granted at any aid 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 understand to the said CAPLTOL BANK AND TRUST

or its agents, due or to become due, or that may hereafter be contracted, and also to discongruent 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 \$250,000,00 Gollars secured by a Mortgage or Trust Deed dated the 28th Gay of August 19 89 conveying and mortgaging the real estate and premises hereinabove described to Chicago Titel and Trust Company 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.

CAPITOL BANK AND TRUST 4801 W. Fullerton Avenue Chicago, Illinois 60639

Attention: Marge Campanella

B04333

INOFFICIAL COPY

This Assignment of Rents is executed by CAPITOL BANK AND TRUST 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 CAPITOL BANK AND TRUST, individually, or as Trustee shall have no obligation to see to the performance or non-performance 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. It is further understood and agreed that the Trustee is not entitled to receive any of the rents, issues, or profits of or from said trust property and this instrument shall not be construed as an admission to the coverary.

dated at Chicago, Illivois this_	28th	_day of	August	, 19 <u>89</u> , A	.D.
	-		not individuall	NK AND TRUST, by but solely as Trustee as aforesaid.	
	Ox		BY:	e President and Trust Officer	
		$C_{\lambda}$	/		
ATTEST:					
ASSISTANT TRUS	Com.	CER			
State of Illinois	SS.		40		
County of COOK )	.5.5,		1/2		
}				C,	
I, BARBARA A. JANKOW Thereby certify that JOHN E. BANK AND TRUST, and S	SK1 HOULIHA HARON K	n Noi CROWLE	ary Public, in and SR., Vice	for said County in the State aforesaid President and Trust Officer of CAPIT Assistant Trust Officer of	, do OL said
Company, who are personally going instrument as such Vice	known to President	ome to be and Trust	the same persons Officer and Assis	whose names are subscribed to the fostant Trust O'licer respectively, appeal delivered the said instrument as their of	ore- ired
free and voluntary act and as the	ie free an	d voluntar; : said Assis	y act of said Comp stant Trust Office	pany, as Trustee a caferesaid, for the tent then and there acknowledged that t	uses said
Assistant Trust Officer as custo Company to said instrument as voluntary act and as the free an poses therein set forth.	dian of t	he corpora	te seal of this Con HER aid Company, as T	npany, did affix the co.porate scal of some free own free rustee, as aforesaid, for the uses and p	iaid and our-
Given under my hand and note	ırini seal,	, this <u>5</u>	th day of Backe	september (, 1989) A	.J).
My Commission expires:	May 2,	1992		"OFFICIAL SEAL " BARBARA A. JANKOWBELL NOTARY BURLLO COLOR	
				MY COMMISSION EXPIRES 6/2/92	

## UNOFFICIAL COPY

PARCEL 3:

EASEMENT IN FAVOR OF PARCEL AFORESAID RELATING TO THE ENGROACHMENT, IF ANY, OF THE PARTY WALL ONTO LOT 13, IN BLOCK 11 IN J. A. YALE'S RESUBDIVISION OF LOTS 8, 9 AND 12 IN BLOCK 8; LOTS 1 TO 12, BOTH INCLUSIVE, AND THE MORTH 10 FEET LOTS 13 AND 14 IN BLOCK 9; LOTS 2, 3, 6, 7, 10, 11, 12 AND THE NORTH 10 FEET OF LOTS 13 AND 14 OF BLOCK 10; LOTS 3, 4, 5, 7, 8, 10, 11 AND THE NORTH 10 FRET OF LOT! 14 IN BLOCK 11; LOTS 10 TO 12, BOTH INCLUSIVE, AND THE NORTH 10 FRET OF LOTS 13 AND 14 IN BLOCK 12, ALL IN WRIGHT'S ADDITION TO CRICAGO OF THE SOUTH EAST 1/4 Aroperty of Cook County Clerk's Office OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL

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