(3)

ASSIGNMENT OF RENTS

89572177

KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor,

DONG MAN CHA and MIN JA CHA, his wife,

, of the City of Chicago, County of Cook and State of Illinois, in consideration of One Dollar ($1) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over unto the Assignee,

DEPT-01 $12.25
T#1111 TRAN 0198 11/30/89 13:55:00
#9651 # A *-89-572177
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

KOREA EXCHANGE BANK
33 North Dearborn Street
Chicago, Illinois 60602

and assigns, all the avails, 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 use 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 Assignee under 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 Assignee and especially those certain leases and agreements now existing as follows, such rent being payable monthly in advance with respect to the premises described as follows, to-wit:

Lots 56, 57, 58 and 59 (except that part of said Lots lying between the Northeasterly line of Lincoln Avenue and a line 17 feet Northeasterly of measured at right angles thereto and parallel with the Northeasterly line of Lincoln Avenue) in Krenn and Dato's Polo Grounds Addition to North Edgewater in the South West quarter of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 5933 N. Lincoln Avenue, Chicago, Illinois 60659

Permanent Real Estate Index Number 13-01-304-033

89572177

Andrew P. Maggio Jr. & Assoc.
TITLE DIVISION
7824 W. Belmont Ave.
Chicago, Il. 60634
625-7799

and the Assignor hereby irrevocably appoints the Assignee as his true and lawful attorney to collect all of said avails, rents, issues and profits arising or accruing at any time hereafter, and all now due or that may hereafter become due under each and every the leases or agreements, written or verbal, existing or to hereafter exist, for said premises, and to use such measures, legal or equitable, as in his 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 possession of said premises or any portion thereof and to fill any and all vacancies, and to rent, lease or let any portion of said premises to any party or parties at his discretion, hereby granting full power and authority to exercise each and every the rights, privileges and powers herein granted at any and all times hereafter without notice to the Assignor, and further, with power to use and apply said avails, issues and profits to the payment of any indebtedness or liability of the Assignor to the Assignee, due or to become due, or that may hereafter be contracted, and also to the payment of all expenses and the care and management of said premises, including taxes and assessments, and the interest on incumbrances, if any, which may in said attorney's judgment be deemed proper and advisable, hereby ratifying all that said attorney may do by virtue hereof.

GIVEN under the hands and seals this 29th day of November, 1989.

Dong Man Cha (SEAL)

Min Ja Cha (SEAL)

STATE OF ILLINOIS, COUNTY OF COOK } SS.

I the undersigned

a notary public in and for said County, in the State aforesaid, Do Hereby Certify that DONG MAN CHA and MIN JA CHA, his wife,

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, for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of November, 1989.

OFFICIAL SEAL
DAN WIEMERSLAGE
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAR 8, 1992

Notary Public

This instrument prepared by Y. Shim, Attorney at Law, 77 W. Washington St., Chicago, IL
(NAME AND ADDRESS)

MAIL TO: KOREA EXCHANGE BANK
33 North Dearborn Street
Chicago, Illinois 60602

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