

UNOFFICIAL COPY  
ASSIGNMENT OF RENTS

89004360

14<sup>00</sup>

Know all men by these presents, that MID TOWN BANK AND TRUST COMPANY OF CHICAGO, 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 Bank in pursuance of a Trust Agreement dated November 17, 1988 and known as Trust No. 1683 and \* in consideration of the premises and of One Dollar (\$1.00) in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer, and set over unto Mid Town Bank and Trust Company of Chicago 2021 N. Clark Street, Chicago, IL 60614 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 grantor. 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: \* DUBIN/SCHAFFER JOINT VENTURE, an Illinois joint venture,

See Exhibit "A" Attached Hereto:

and does authorize irrevocably the above mentioned Mid Town Bank and Trust Company of Chicago in its own name 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 lease or agreement, written or verbal, existing or to hereafter exist, for said premises, 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 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 its discretion, hereby granting full power and authority to exercise each and every right, privilege and power herein granted at any and 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 undersigned to the said Mid Town Bank and Trust Company of Chicago

or its agents, 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 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 \$388,000.00 dollars secured by a Mortgage or Trust Deed dated the 14th day of December, 1988, conveying and mortgaging the real estate and premises hereinabove described to Chicago Title 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.

Mail To: **BOX 333 - GG**

COOK COUNTY, ILLINOIS

89004360

THIS INSTRUMENT WAS PREPARED  
BY: Phyllis White  
MID TOWN BANK AND TRUST COMPANY OF CHICAGO

1989 JAN 5 AM 10:46

2021 NORTH CLARK STREET, CHICAGO, ILLINOIS 60614  
RECEIVED FOR RECORDING  
1989 JAN 5 AM 10:46

7190993 For MICHAEL

89004360

# UNOFFICIAL COPY

This Assignment of Rents is executed by MID TOWN BANK AND TRUST COMPANY OF CHICAGO 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 MID TOWN BANK AND TRUST COMPANY OF CHICAGO, 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 contrary.

dated at Chicago, Illinois, this 14th day of December, 19 88 A.D.



MID TOWN BANK AND TRUST COMPANY OF CHICAGO,  
not individually but solely  
as Trustee as aforesaid

BY: Deborah Stephanites  
Deborah Stephanites, Ass't Trust Officer

DURIN/SCHAEFFER JOINT VENTURE

By: Debra Dubin  
Debra Dubin, General Partner

By: Leslie Schaeffer  
Leslie Schaeffer, General Partner

ATTEST:

Carmen Rosario  
Carmen Rosario, Ass't Secretary

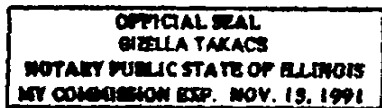
State of Illinois )  
                          ) SS.  
County of Cook )

I, the undersigned, a Notary Public, in and for said County in the State aforesaid, do hereby certify that Deborah Stephanites, Ass't Trust Officer of MID TOWN BANK AND TRUST COMPANY OF CHICAGO, and Carmen Rosario, Ass't Secretary of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ATO & ASEC respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said ASEC then and there acknowledged that she, as custodian of the corporate seal of this Bank, did affix the corporate seal of said Bank to said instrument as her own free and voluntary act and as the free and 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 14th day of December, 19 88 A.D.

Gizella Takacs  
Notary Public

My Commission expires: \_\_\_\_\_



89004360

# UNOFFICIAL COPY

89004360

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that David Dubin and Leslie Schaffer are General Partners of DUBIN/SCHAFFER JOINT VENTURE and are 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 and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14th day of December, 1988.

Vincent A. Malowski  
Notary Public

My commission expires:

10/8/89

89004360

NOTARY PUBLIC OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

## EXHIBIT "A"

LOT 47 IN SUBDIVISION OF BLOCK 3 OF BERGMAN'S SUBDIVISION OF THE WEST 3/4 OF BLOCK 9 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

14-29-406-030-0000  
2716 N. DAYTON

89004360

Property of Cook County Clerk's Office