

**UNOFFICIAL COPY**

ASSIGNMENT OF RENTS  
AND LEASES

89010311

Know all Men by these Presents, that \_\_\_\_\_

Daniel Kipnis

of the City of Chicago Cook and State of Illinois

in consideration of the premises and of One Dollar (\$1) in hand paid, the receipt of which is hereby acknowledged do hereby sell, assign, transfer and set over unto Cole Taylor Bank, Drovers an Illinois banking corporation, as trustee under a trust deed of even date herewith 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 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 grantee herein 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 grantee herein upon the property described as follows, to-wit:

**LEGAL DESCRIPTION**

Unit No. 20-D as delineated on the survey plat of that certain parcel of real estate in the East 1/2 of the Northwest 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to Declaration of Condominium made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated March 1, 1974 and known as Trust Number 32842, recorded in the Office of the Recorder of Cook County, Illinois, as Document Number 22,844,947, together with an undivided .541% interest in the Common Elements of said property, as set forth in the said Declaration of Condominium aforesaid.

Permanent Tax Number: 14-28-200-003-1148 Volume: 486

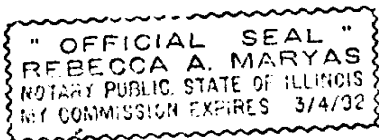
Property Address: 3180 N. Lake Shore Dr.  
Unit No. 20-D  
Chicago, Il. 60657

89010311

and I do hereby appoint irrevocably the abovementioned Cole Taylor Bank, Drovers as trustee as aforesaid, true and lawful attorney in \_\_\_\_\_ name \_\_\_\_\_ and stead 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 its discretion may be deemed proper or necessary to enforce the payment of 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 the rights, privileges and powers herein granted at any and all times hereafter without notice to the grantor \_\_\_\_\_ herein \_\_\_\_\_ executors, administrators, successors and assigns, and further, with power to use and apply said avails, issues and profits to the payment of any indebtedness or liability of the undersigned to the said Cole Taylor Bank, Drovers or to the holder of the note secured by said trust deed, 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 my hand \_\_\_\_\_ and seal \_\_\_\_\_ this 18th day of October A.D. 19 88  
\_\_\_\_\_  
Daniel Kipnis (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)  
(SEAL)

STATE OF Illinois }  
Cook County } ss. I \_\_\_\_\_ the undersigned  
Do Hereby Certify that \_\_\_\_\_ a Notary Public in and for and residing in the said County, in the State aforesaid,  
Daniel Kipnis



personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that \_\_\_\_\_ he \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ free and voluntary act, for the uses and purposes therein set forth and as the free act and deed of

GIVEN under my hand and notarial seal this 18th day of October A.D. 19 88.  
\_\_\_\_\_  
Rebecca A. Maryas  
Notary Public

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RECORDING

Box 138

Property of Cook County Clerk's Office



1900

DEPT-01 RECORDING \$12.00  
12222 TRAN 079 01 000 12:22:00  
1238 \* B \* 89-010311  
COOK COUNTY RECORDER

89010311