

ASSIGNMENT OF RENTS
(ILLINOIS)

UNOFFICIAL COPY

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

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Above Space For Recorder's Use Only

KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor, American National Bank & Trust Company of Chicago, as Trustee under trust agreement dated 11-4-88 and numbered 1092342-1093242, 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, Independence Bank of Chicago of the City of Chicago County of Cook and State of Illinois, his executors,

administrators 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 lease and agreements and all the avails thereunder unto the Assignee and especially those certain leases and agreements now existing as follows, to-wit: and security deposits received in connection therewith

DATE OF LEASE LESSEE TERM MONTHLY RENT

COOK COUNTY, ILLINOIS
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1989 FEB 15 AM 11:20

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such rent being payable monthly in advance with respect to the premises described as follows, to-wit:

PARCEL 1:

LOT 1793 IN FREDRICK'S H. BARTLETT'S GREATER CHICAGO SUBDIVISION #4 A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-15-115-020 PIN: 25-15-115-020

PARCEL 2:

LOT 30 IN BLOCK 1 IN JOHNSTON AND CLEMENTS SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD) IN COOK COUNTY, ILLINOIS

PIN: 20-22-402-028

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. Exculpation Execution Clause and Acknowledgement executed by the Mortgagee attached hereto is made a part hereof and by this reference thereto.

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(SEAL)

(SEAL)

STATE OF ILLINOIS

County of Cook

_____ a notary public in and for said County, in the State aforesaid, Do Hereby

Certify that _____ 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.

Given under my hand and official seal this _____ day of _____, 19____

Notary Public

This instrument was prepared by Herbert H. Fisher, #1000, 205 W. Wacker Dr., Chicago, Illinois 60606 (NAME AND ADDRESS)

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2025/01/07 10:00 AM



Property of Cook County Clerk's Office

2025/01/07 10:00 AM

UNOFFICIAL COPY

EXCULPATION EXECUTION CLAUSE AND ACKNOWLEDGEMENT TO ASSIGNMENT OF RENTS TO INDEPENDENCE BANK OF CHICAGO Dated DECEMBER 22, 1988

THIS ASSIGNMENT OF RENTS is executed by the Chicago Title and Trust Company, 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 November 4, 1988 and known as Trust Number 1092342, in the exercise of the power and authority conferred upon and vested in it as such Trustee and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on the said Borrower or on said Chicago Title and Trust Company personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by Trustee and by every person now or hereafter claiming any right or security hereunder, and that so far as the Borrower and its successors and said Chicago Title and Trust Company personally are concerned, the legal holder or holders of said note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said note provided or by action to enforce the personal liability of the guarantors, if any.

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IN WITNESS WHEREOF, Chicago Title and Trust Company, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Vice-President or Assistant Vice-President and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY
as Trustee as aforesaid, and not personally,

By [Signature]
VICE PRESIDENT

Attest [Signature]
ASSISTANT SECRETARY

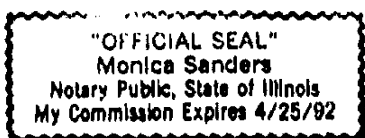
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STATE OF ILLINOIS }
COUNTY OF C O O K } SS:

I, the undersigned a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President and Assistant Secretary of the Chicago Title and Trust Company, corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary, 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 corporation, as Trustee, for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of the corporation, caused the corporate seal of said to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal

JAN 23 1989 Date



[Signature]

Notary Public

Mail to:

Independence Bank
2936 Cottage Grove
Chicago, IL