

ASSIGNMENT OF RENTS
(ILLINOIS)

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KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor, FIRST NATIONAL BANK OF NILES, as Trustee under Trust Agreement dated October 26, 1984, and known as Trust No. 212 of the Village of Niles 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, FIRST NATIONAL BANK OF NILES, a national banking assn., its successors

DEPT-01 RECORDING \$14.25
18333 TRAN 3548 02/17/89 09:56:00
#2545 # C # -89-075012
COOK COUNTY RECORDER

00075012

Above Space For Recorder's Use Only

of the Village of Niles County of Cook and State of Illinois

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 ~~whether the said leases or agreements may have been heretofore or may be hereafter made or agreed to~~

DATE OF LEASE LESSEE TERM MONTHLY RENT

1200 MAIL

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

PARCEL 1: Lots 78 and 79 in Oliver Salinger and Company's Second Lincoln Avenue Subdivision of that part of the West Half of the North East Quarter of Section 20, Township 41 North, Range 13, East of the Third Principal Meridian, lying South of Lincoln Avenue, in Cook County, Illinois.

PARCEL 2: Lot 5 in North Grove Corporate Park, being a Subdivision of part of the Southwest Quarter of Section 20, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 1: 10-20-226-009 and 10-20-228-010
Parcel 2: 10-20-300-010-0000

Permanent Real Estate Index Number(s): Parcel 1: 5901 Lincoln Avenue, Morton Grove, Illinois 60053
Address(es) of premises: Parcel 2: North Grove Corporate Park, Vacant Lot, Morton Grove, IL 60053
It is understood and agreed that the Assignee will not exercise any of its rights under this Assignment until after default in payment of any indebtedness or liability of the undersigned to the Assignee.

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 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 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 its ~~hand~~ seal this 7th day of February 1989
FIRST NATIONAL BANK OF NILES, as Trustee as aforesaid, (SEAL)
Attest: Kathleen A. Nelleson Asst Tr Officer By: K.V. Troken Vice President

STATE OF ILLINOIS ACKNOWLEDGMENT ON REVERSE SIDE

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____

This instrument was prepared by HOWARD A. MC KEE, 111 W. Monroe St., Chicago, Illinois 60603
NAME AND ADDRESS

-89-075012

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

UNOFFICIAL COPY

I, the undersigned, a Notary Public, in and for and residing in the said County in the State aforesaid, DO HEREBY CERTIFY, that K.V. Troken personally known to me to be the Vice President of the First National Bank of Niles and

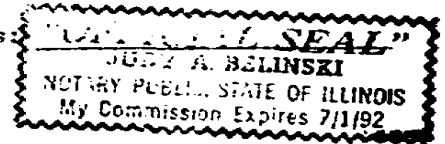
Kathleen A Nellessen personally known to me to be the Asst Trust Officer Secretary of said Corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such

Vice President and Asst Trust Officer Secretary, they signed and delivered the said instrument in writing as President and as Secretary of said Corporation, and caused the seal of said Corporation to be affixed thereto pursuant to authority given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 0th day of February, 19 89.

Judy A Belinski
Notary Public

My commission expires:



10075012

HOWARD A. McKEE
111 W. Monroe Street
Suite 2200 E
Chicago, IL 60603