

UNOFFICIAL COPY ASSIGNMENT OF RENTS

Chicago, Illinois March 22 19 89

89133317

Know all Men by these Presents, THAT THE American National Bank and Trust Company of Chicago

an Illinois Banking Corporation, not personally but as a 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 February 10, 1989 and known as trust number 107625-08 hereinafter called First Party, in consideration of Ten Dollars (\$10.00) in hand paid, and of other good and valuable considerations, the receipt whereof are hereby acknowledged, does hereby assign, transfer and set over unto

Cole Taylor Bank

its successors and assigns (hereinafter called the Second Party), all the rents, earnings, income, issues and profits of and from the real estate and premises hereinafter described which are now due and which may hereafter become due, payable or collectible under or by virtue of any lease, whether written or verbal, or any letting of, possession of, or any agreement for the use or occupancy of, any part of the real estate and premises hereinafter described, which said First Party may have heretofore made or agreed to or may hereafter make or agree to, or which may be made or agreed to by the Second Party under the powers hereinafter granted to it; it being the intention hereof to hereby make and establish an absolute transfer and assignment of all such leases and agreements and all the rents, earnings, issues, income, and profits thereunder, unto the Second Party herein, all relating to the real estate situated in the County of Cook

and State of Illinois, and described as follows, to-wit: Lots 11 and 12 in Block 3 in Byron A. Baldwin's Subdivision of Lot 4 in subdivision of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Property location: 2700 North Richmond, Chicago, Illinois 60647
Permanent Index No.: 13-25-304-041

As used in this document, the term Ford City Bank and Trust Co. shall mean "Cole Taylor Bank"

DEPT-01 \$13.00
89133333 TRAN 6507 03/28/89 12:14:00
89273 + C * - 89 - 1333317
COOK COUNTY RECORDER

89133317

2001

This instrument is given to secure payment of the principal sum of Two Hundred Eighty Thousand and No/100 (\$280,000.00) Dollars, and interest upon a certain loan secured by Trust Deed to

COLE TAYLOR BANK

as Trustee dated March 22, 1989 and recorded in the recorder's Office of above-named County, conveying the real estate and premises hereinabove described, 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 or may hereafter accrue under said trust deed, have been fully paid.

*Refer to Exhibit "A" attached hereto made part hereof. This assignment shall not become operative until a default exists in the payment of principal or interest or in the performance of the terms or conditions contained in the Trust Deed herein referred to and in the Note secured thereby.

Without limitation of any of the legal rights of Second Party as the absolute assignee of the rents, issues, and profits of said real estate and premises above described, and by way of enumeration only, First Party hereby covenants and agrees that in the event of any default by the First Party under the said trust deed above described, the First Party will, whether before or after the note or notes secured by said trust deed is or are declared to be immediately due in accordance with the terms of said trust deed, or whether before or after the institution of any legal proceedings to foreclose the lien of said trust deed, or before or after any sale therein, forthwith, upon demand of Second Party, surrender to Second Party, and Second Party shall be entitled to take actual possession of, the said real estate and premises hereinabove described, or of any part thereof, personally or by its agents or attorneys, as for condition broken, and, in its discretion, may with or without force and with or without process of law, and without any action on the part of the holder or holders of the indebtedness secured by said trust deed, enter upon, take, and maintain possession of all or any part of said real estate and premises hereinabove described, together with all documents, books, records, papers, and accounts of First Party relating thereto, and may exclude the First Party, its agents, or servants, wholly therefrom, and may, in its own name, as assignee under this assignment, hold, operate, manage and control the said real estate and premises hereinabove described, and conduct the business thereof, either personally or by its agents and may, at the expense of the mortgaged property, from time to time, either by purchase, repair, or construction, make all necessary or proper repairs, renewals, replacements, useful alterations, additions, betterments, and improvements to the said real estate and premises as to it may seem judicious, and may insure and reinsure the same, and may lease said mortgaged property in such parcels and for such times and on such terms as to it may seem fit, including leases for terms expiring beyond the maturity of the indebtedness secured by said trust deed, and may cancel any lease or sub-lease for any cause or on any ground which would entitle the First Party to cancel the same, and in every such case the Second Party shall have the right to manage and operate the said real estate and premises, and to carry on the business thereof, as it shall deem best, and the Second Party shall be entitled to collect and receive all earnings, revenues, rents, issues, profits, and income of the same, and any part thereof, and, after deducting the expenses of conducting the business thereof and of all maintenance, repairs, renewals, replacements, alterations, additions, betterments, and improvements, and all payments which may be made for taxes, assessments, insurance, and prior or proper charges on the said real estate and premises, or any part thereof, including the just and reasonable compensation for the services of the Second Party and of its attorneys, agents, clerks, servants, and others employed by it, properly engaged and employed, for services rendered in connection with the operation, management, and control of the mortgaged property and the conduct of the business thereof, and such further sums as may be sufficient to indemnify the Second Party against any liability, loss, or damage on account of any matter or thing done in good faith in pursuance of the rights and powers of Second Party hereunder, the Second Party may apply any and all moneys arising as aforesaid:

(1) To the payment of interest on the principal and overdue interest on the note or notes secured by said trust deed, at the rate therein provided; (2) To the payment of the interest accrued and unpaid on the said note or notes; (3) To the payment of the principal of said note or notes from time to time remaining outstanding and unpaid; (4) To the payment of any and all other charges secured by or created under the said trust deed above referred to; and (5) To the payment of the balance, if any, after the payment in full of the items hereinbefore referred to in (1), (2), (3), and (4), to the First Party.

89133317

89-1333317

89-1333317

13

UNOFFICIAL COPY

Exhibit "A"

Rate of interest is computed at the per annum rate of one-half percent (1/2%) in excess of the prime rate (defined below) with a ceiling of 13.25% and a floor of 9.75%. At maturity, the principal balance shall bear interest at the rate of three (3%) percent in excess of the aforesaid rate.

"Prime Rate" means the rate of interest established from time to time by the bank as its prime rate and used by it in computing interest on those loans on which interest is established with relationship to the bank's prime rate, all as shown on the books and records of the bank. The prime rate will fluctuate hereunder from time to time concurrently with each change in the bank's prime rate with or without notice to anyone.

This Exhibit "A" is made part of Installment Note, Trust Deed, and Assignment of Rents dated March 22, 1989, between American National Bank and Trust Company of Chicago as Trustee under Trust No. 107625-08 and Cole Taylor Bank.

Property of Cook County Clerk's Office
89133617