

UNOFFICIAL COPY

71-80-219
8/28
(6)

LEASE AND RENT ASSIGNMENT

89152204

For the purpose of further securing the Note dated March 28, 1989 made by WRIGHTWOOD DEVELOPMENTS, An Illinois Partnership

payable to BEARER in the principal amount of Two Hundred Ninety Two Thousand Five Hundred and NO/100ths DOLLARS (\$ 292,500.00)

secured by Trust Deed bearing even date with said Note, whereby WRIGHTWOOD DEVELOPMENTS, An Illinois Partnership

conveyed to LASALLE BANK LAKE VIEW as Trustee, the following described real estate:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

1601976-5 Oct 1989

89152201

and in consideration of the making by LASALLE BANK LAKE VIEW

(hereinafter called the "Bank"), of the loan evidenced by said Note, the undersigned does hereby assign, transfer and set over unto the Bank all the right, title and interest of the undersigned in, to and under all leases of any and every kind now or hereafter existing with respect to said real estate or any part thereof,

together with all rents accrued and to accrue under each and all of said leases and all other rents at any time arising out of said real estate; hereby reserving to the undersigned the privilege of collecting said rents as they become due for so long as there shall be no default under said Note or said Trust Deed or this Assignment, but no instalment of rent shall ever be collected by the undersigned in advance of its due date. This Assignment shall remain in full force and effect until all indebtedness secured by said Trust Deed has been paid in full.

The undersigned does further hereby covenant and agree with the Bank that until said indebtedness has been paid in full, the undersigned upon the Bank's request will furnish to it true copies of all of said leases and will make, sign and deliver to the Bank such other and additional instruments as may be necessary, desirable or convenient to enable the Bank to have, hold and enjoy its rights as assignee of any and all leases at any time made and entered into with respect to said real estate or any part thereof and as assignee of all the rents at any time arising out of said real estate.

Until the Bank shall notify the lessee or lessees under said lease or leases and tenant or tenants of said real estate that there has been a default under said Note or said Trust Deed or this Assignment, such lessee or lessees and tenant or tenants shall be entitled to pay such rents as they become due to the undersigned, provided that no instalment of rent shall ever be paid to the undersigned in advance of its due date.

In the event of any default under said Note or said Trust Deed or this Assignment, the Bank shall have the right (but not the duty) to take whatever steps it may deem necessary, desirable or convenient to enforce or realize upon this Assignment and

RETURN TO RECORDER'S OFFICE BOX NO. 146

Address: 1331 N. Halsted
Chicago, IL

MAIL TO:
This Document Prepared and Drafted By
LaSalle Bank Lake View
3201 N. Ashland
Chicago, IL
Helen Anderson

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09157294

LEGAL DESCRIPTION

All that certain parcel or parcels of land located in the City of Chicago, County of Cook, State of Illinois, more particularly described as follows:

Lots 1, 2, 3, 4, 5, 6, 7 and 8 (except those parts of 1, 2, 3, 4, 5 and 6 taken for the opening of North Ogden Avenue) in the Assessor's Division of the Subdivision of Lots 91 and 93 in Butterfield's Addition to Chicago in the Northwest 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois,

And

Lots 1, 2, 3 and 4, together, with the vacated 13-foot alley adjoining said Lots 2, 3 and 4, all in the Subdivision of parts of Lots 91 and 93 in Butterfield's Addition to Chicago, aforesaid,

Including

Lot 1 in Joer's Subdivision of that part north of West Goethe Street (formerly Gardner Street) of Lots 91 and 93 in Butterfield's Addition to Chicago in the West 1/2 of the Northwest 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois,

Also

Lots 4, 5, 6, (except that part taken for Ogden Avenue) in Assessor's Division of Lot 89 in Butterfield's Addition to Chicago in the West 1/2 of the Northwest 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Including

Lot 4 in the Subdivision by Joers and Others of Part of Lots 91 and 93 in Butterfield's Addition to Chicago in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

And

Lots 1, 2, 3, 4 and 5 (including part of Lot 2 formerly used as an alley, now vacated) in County Clerk's Division of part of Lots 91 and 93 in Butterfield's Addition to Chicago, aforesaid,

And

Lot 4 (except part taken for opening of North Ogden Avenue) in the Assessor's Division of the North 1/2 of Lot 87 in Butterfield's Addition to Chicago, aforesaid,

And

All of West Evergreen Street (66-ft wide) and West Goethe Street (40 ft wide) lying between the East line of North Halsted Street, extended and the Northwesterly line of North Ogden Avenue, extended, as opened by ordinance passed February 18, 1919, said streets, Evergreen and Goethe, being vacated by city ordinance passed November 14, 1978 and recorded January 4, 1979 as document no. 2478416.

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Including

Lot 7 in O'Connor's Subdivision of the South Half of Lots 91 and 93 in Butterfield's Addition to Chicago, Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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17-04-125-017-0000
17-04-125-013-0000
17-04-126-001-0000
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17-04-125-014-0000
17-04-125-015-0000
17-04-125-019-0000
17-04-125-011-0000
17-04-125-012-0000
17-04-125-020-0000
17-04-113-068-0000
17-04-125-008-0000
17-04-125-017-0000

Address: 1331 N. Halsted, Chicago, Illinois

DEPT-01

\$19.00

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COOK COUNTY RECORDER

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