

ASSIGNMENT OF RENTS (ILLINOIS)

CAUTION Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

89159841

KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor,

Seo Kwan Kim and Myoung Ja Kim

2440 W. Albion Unit 2A

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, Peterson Bank

3232 W. Peterson Ave.

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 leases and agreements and all the avails thereunder unto the Assignee and especially those certain leases and agreements now existing as follows, to-wit:

DEPT-01 \$12.25
T#1111 TRAN 9764 09/12/89 09:42:00
#0384 # A * 89-157841
Above Space for Recorder's Use Only
COOK COUNTY RECORDER

R4-2550(A)
RECORDED

DATE OF LEASE LESSEE TERM MONTHLY RENT

Lot 16 in Block 2 in Ashwood Addition to Rogers Park, a subdivision of the South half of the North East quarter of the South East quarter of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois,

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 25084, 423; together with its undivided percentage interest in the common elements.

Permanent Real Estate Index Number 10-36-414-033-1008 Volume 504

Permanent Real Estate Index Number(s): 10-36-414-033-1008

Address(es) of premises: 2440 W. Albion, Chicago, IL. 60645 (Unit 2A)

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.

GIVEN under our hand and seal this 1st day of April 19 89

Seo Kwan Kim (SEAL)

Myoung Ja Kim (SEAL)

STATE OF Illinois

ss. I the undersigned

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

Certify that Seo Kwan Kim and Myoung Ja Kim personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of April 19 89

KATHERINE I. ABRAHAM
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/2/92

Katherine I. Abraham
Notary Public

This instrument was prepared by Charles R. Oh 3232 W. Peterson Ave. Chicago, IL. 60659 (NAME AND ADDRESS)

MAIL TO

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KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor,

Seo Kwan Kim and Myoung Ja Kim
2440 W. Alpton Unit 2A
City of Chicago
County of Cook
and State of Illinois
has assigned, transferred and set over unto the Assignee, Peterson Bank, 3232 W. Peterson Ave., City of Chicago, County of Cook, and State of Illinois, the receipt of which is hereby acknowledged, does hereby sell, bidderation of One Dollar (\$1) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby sell,

RECORDED
INDEXED
14-2551(A)

such rent being payable monthly in advance with respect to the premises described as follows, to-wit:
Per legal description on attached hereto and made a part hereof

Address(es) of premises: 2440 W. Alpton, Chicago, IL. 60645 (Unit 2A)

Permanent Real Estate Index Number(s): 10-36-414-033-1008

and the Assignor hereby irrevocably appoints the Assignee as his true and lawful attorney to collect all of said avals, 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 avals, 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, any and all times hereafter without notice to the Assignor, and further, with power to use and apply said avals, 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 our hand and seal this 1st day of April 1989
Seo Kwan Kim (SEAL)
Myoung Ja Kim (SEAL)

STATE OF Illinois
County of Cook
I, the undersigned, a notary public in and for said County, in the State aforesaid, Do Hereby Certify that Seo Kwan Kim and Myoung Ja Kim are 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 X 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 1st day of April 1989

NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/2/92

This instrument was prepared by [Name] at [Address] on [Date].
3232 W. Peterson Ave., Chicago, IL. 60655
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