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ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENTS, that whereas, TOTH INDUSTRIAL SALES CORP., an Illinois Corporation, in order to secure an indebtedness of TWO HUNDRED TWENTY FIVE THOUSAND (\$225,000.00) DOLLARS, executed a Trust Deed ("Mortgage") of even date herewith, mortgaging to STANDARD BANK AND TRUST COMPANY, as trustee, the following described real estate:

LOT 4 IN BERG AND ZUIDEMA'S RESUBDIVISION OF LOTS 2 AND 5 IN IPEMA'S 5TH ALSP INDUSTRIAL SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

COMMON ADDRESS: 5800 WEST 117TH PLACE, WORTH, IL 60482

PTN: 24-20-403-009

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and whereas, STANDARD BANK AND TRUST COMPANY, as trustee, is the holder of said Trust Deed and the note secured thereby on behalf of the owners thereof.

NOW, THEREFORE, in order to further secure said indebtedness, and as a part of the consideration of said transaction, the undersigned, TOTH INDUSTRIAL SALES CORP., an Illinois Corporation, hereby assigns, transfers and sets over unto STANDARD BANK AND TRUST COMPANY, as trustee, hereinafter referred to as the mortgagee and/or its successors and assigns, all the rents now due or which may hereafter become due under or by virtue of any lease, either oral or written, or any letting of, or any agreement for the use or occupancy of which may be made or agreed to by the mortgagee under the power herein granted, it being the intention hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avails hereunder unto the mortgagee and especially those certain leases and agreements now existing upon the property hereinabove described.

The undersigned, do hereby authorize the Mortgagee to let and re-let said premises or any part thereof, according to its own discretion and to bring or defend any suits in connection with said premises in its own name, as it may consider expedient, and to make such repairs to the premises as it may deem proper or advisable, and to do anything in and about said premises that the undersigned might do.

It is understood and agreed that the said Mortgagee shall have the power to use and apply said avails, issues and profits toward the payment of any present or future indebtedness or liability of the undersigned to the said Mortgagee, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses for the care and management of said premises, including taxes, insurance, assessments, usual and customary commissions to a real estate broker for leasing said premises and collecting rents and the expense for such attorneys, agents and servants as may reasonably be necessary.

It is understood and agreed that the Mortgagee will not exercise its rights under this Assignment until after default in any payment secured by the mortgage or after a breach of any of its covenants.

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PROPERTY

PROPERTY TO TRANSFER

THIS IS A COPY OF THE ORIGINAL RECORD OF THE DEED RECORDED IN THE PUBLIC RECORDS OF COOK COUNTY, ILLINOIS, ON THE 14TH DAY OF FEBRUARY, 1914, AT THE OFFICE OF THE CLERK OF SAID COUNTY. THE ORIGINAL RECORD IS FILED IN BOOK 11, PAGE 100.



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PROPERTY

Property of Cook County Clerk's Office

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It is further understood and agreed, that in the event of the exercise of this assignment, the undersigned will pay rent for the premises occupied by the undersigned at the prevailing rate per month. A failure on the part of the undersigned to promptly pay said rent on the first day of each and every month shall, in and of itself constitute a forcible entry and detainer and the Mortgagee may in its own name and without any notice or demand, maintain an action of forcible entry and detainer and obtain possession of said premises. This assignment shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto and shall be construed as a Covenant running with the land, and shall continue in full force and effect until all of the indebtedness or liability of the undersigned to the said Mortgagee shall have been fully paid, at which time this assignment shall terminate.

The failure of the Mortgagee to exercise any right which it might exercise hereunder shall not be deemed a waiver by the Mortgagee of its right of exercise thereafter.

IN WITNESS WHEREOF, TOTH INDUSTRIAL SALES CORP., has caused these presents to be signed by its _____ President, and its corporate seal to be hereunder affixed and attested by its _____ Secretary this 14 day of April, 1989.

TOTH INDUSTRIAL SALES CORP.

ATTEST: Jean Tota Secretary BY: Ken Tota President

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1989 APR 15 PM 12:32

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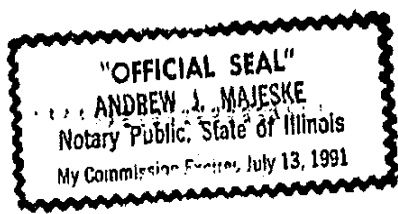
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Andrew J. Majeske, a notary public in and for said County and State, DO HEREBY CERTIFY that Ken Tota, President of TOTH INDUSTRIAL SALES CORP., and Jean Tota, Secretary of said corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ President and _____ 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, for the uses and purposes therein set forth; and the said Secretary then and there acknowledge that _____ as custodian of the corporate seal of said corporation, did affix said seal to said instrument as _____ 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 official seal this 14 day of April, 1989.

Andrew J. Majeske
Notary Public

PREPARED BY AND MAIL TO:
James B. Carroll & Associates
2400 West 95th Street, 5th Floor
Evergreen Park, Illinois 60642
(312) 422-3766



Box #333 **Box 333** Page 2
C.L.

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The undersigned do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears on the records of the County of Cook, Illinois, and that the same has been compared with the original and found to be a true and correct copy thereof.

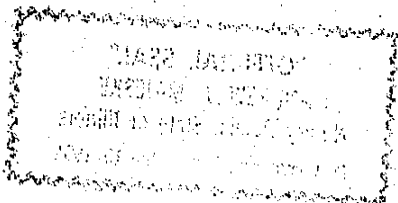
Witness my hand and the seal of the County of Cook, Illinois, this _____ day of _____, 19____.

Clerk of Cook County, Illinois

Notary Public

Notary Public

Notary Public



Notary Public