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## COMBINED SECURITY AGREEMENT AND ASSIGNMENT OF RENTS BY LAND TRUST BENEFICIARIES

This Agreement is dated July 17, 1989, and affects certain property ("Property") located at 3300 West 63rd Street, Chicago, Illinois and more particularly described on Exhibit "A" hereto, which is the subject matter of a Trust Agreement ("Trust Agreement") dated July 7, 1989 and known as Trust No. 12168 ("Trust") between Marquette National Bank, as Trustee of said Trust and the undersigned parties ("Beneficiaries") holding the entire beneficial interest in said Trust.

### RECITALS:

- A. Simultaneously with the execution of this Agreement, the Beneficiaries have directed the Trustee to execute and deliver to First Illinois Bank of Evanston, N.A. as mortgage lender ("Lender") a Multifamily Mortgage (the "Mortgage") applicable to the Personal Property and fixtures (collectively "Personal Property") to secure certain indebtedness of Trustee evidenced by a Note ("Note") payable to the order of Lender bearing even date with the Mortgage.
- B. Section 15 of the Mortgage grants to Lender a security interest in certain personal property and fixtures located on or about the Property and Section 26 of the Mortgage assigns to Lender the rents and revenues of the Property (the personal property, fixtures, rents and revenues are hereafter referred to as "Supplemental Collateral").
- C. The Beneficiaries intend that the Note shall also be secured by Beneficiaries interest in the Supplemental Collateral whether or not ownership thereof shall be in the Trustee or in the Beneficiaries, and whether or not the Supplemental Collateral shall be real property or personal property and whether now or hereafter located in, on or about the Property.

NOW, THEREFORE, Beneficiaries hereby confirm and grant to Lender a security interest in the Supplemental Collateral and such other rights with respect thereto as Lender would otherwise have acquired if the Supplemental Collateral had been owned by the Trustee at the time of execution of the Mortgage or at any

Instrument prepared by and after  
recordation to be sent to:

Theresa A. Davies  
First Illinois Corporation  
800 Davis Street  
Evanston, Illinois 60204

BOX 260

DEPT-01 \$17.99  
T81111 TRAN 6635 28/02/89 11:29:00  
#6701 # A \* - 89 - 354366  
COOK COUNTY RECORDER

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COOK COUNTY CLERK'S OFFICE  
100 N. LAUREL ST. CHICAGO, IL 60602  
TEL: (312) 321-1000 FAX: (312) 321-1001

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IN WITNESS WHEREOF, the Beneficiaries have executed this instrument the day and date first above written.

Being all of the Beneficiaries of said trust

(X) Henry Krugel  
 (X) Valerie Krugel  
 (X) Stanley Kowalczyk

Address of Beneficiaries: 3922 West 47th Street  
 Chicago, IL 60632

Such rights expressly include, without limitation, (a) the entire right, title and interest of the Beneficiaries in and to the leases and rents from the Property; and (b) Lender's rights under the provisions of Sections 15 and 25 of the Mortgage, which provisions are hereby approved by Beneficiaries and are appended as Exhibit B to this Agreement for further identification and incorporated herein by reference. This instrument or any reproduction thereof may be filed or recorded by Lender as a financing statement for the purpose of perfecting Lender's security interest in the Supplemental Collateral pursuant to the Illinois Uniform Commercial Code.

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Notary Public

The foregoing instrument was acknowledged before me this \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_ corporation, on behalf of the corporation.

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF \_\_\_\_\_ )

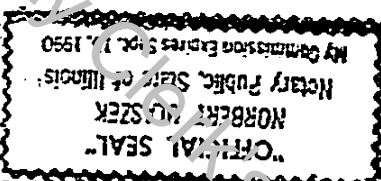
CORPORATE ACKNOWLEDGEMENT

Notary Public

The foregoing instrument was acknowledged before me this \_\_\_\_\_ of \_\_\_\_\_, a general partner on behalf of \_\_\_\_\_, a limited partnership.

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF \_\_\_\_\_ )

INDIVIDUAL LIMITED PARTNERSHIP BENEFICIARY ACKNOWLEDGEMENT



*Robert Wlaszek*  
Notary Public

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 1989.

I, \_\_\_\_\_, a Notary Public in and for said county and state, do hereby certify that \_\_\_\_\_, whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK )

INDIVIDUAL BENEFICIARY ACKNOWLEDGEMENT

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all of which, including replacements and additions thereto, are herein referred to as the "Personal Property".

Together with all buildings, improvements and tenements now or hereafter erected on the property, and all hereafter or hereafter vacated alleys and streets abutting the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock appurtenant to the property, and all fixtures, machinery, equipment, engines, boilers, incinerators, building materials, appliances and goods of every nature whatsoever now or hereafter located in, or on, or used, or intended to be used in connection with the property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light; and all elevators, and related machinery and equipment, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, mirrors, cabinets, paneling, rugs, attached floor coverings, furniture, pictures, antennas, trees and plants, and

All furniture, fixtures, apparatus, machinery and equipment, whether now owned or hereafter acquired, now or hereafter located upon or used in connection with or held or acquired for use in connection with, the real estate (including present and future improvements) described in Exhibit A attached hereto, commonly known as 330 West 63rd Street, Chicago, Illinois ("Property"), including any and all accessories, parts, replacements, accessions, and all proceeds of any of the foregoing; together with all tenant security deposits and insurance premium rebates to which Beneficiary and/or the Trustee is or may be entitled to and all sums on deposit with Lender applicable to the Real Estate.

Subdivision of the South East 1/4 of Section 14, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

LEGAL DESCRIPTION OF PROPERTY

EXHIBIT A

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As part of the consideration for the indebtedness evidenced by the Note, Borrower hereby absolutely and unconditionally assigns and transfers to Lender all the rents and revenues of the Property, including those now due, past due, or to become due by virtue of any lease or other agreement for the occupancy or use of all or any part of the Property, regardless of to whom the rents and revenues of the Property are payable. Borrower hereby authorizes Lender or Lender's agents to collect the aforesaid rents and revenues and hereby directs each tenant of the Property to pay such rents to Lender or Lender's agents; provided, however, that prior to written notice given by Lender to Borrower of the breach by Borrower of any covenant or agreement of Borrower in this instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower, to apply the rents and revenues so collected to

25. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION

This instrument is intended to be a security agreement pursuant to the Uniform Commercial Code for any of the items specified above as part of the Property which, under applicable law, may be subject to a security interest pursuant to the Uniform Commercial Code, and Borrower hereby grants Lender a security interest in said items. Borrower agrees that Lender may file this instrument, or a reproduction thereof, in the real estate records or other appropriate index, as a financing statement for any of the items specified above as part of the Property. Any reproduction of this instrument or any other security agreement or financing statement shall be sufficient as a financing statement. In addition, Borrower agrees to execute and deliver to Lender, upon Lender's request, any financing statements, as well as extensions, renewals and amendments thereof, and reproductions of this instrument in such form as Lender may require to perfect a security interest with respect to said items. Borrower shall pay all costs of filing such financing statements and any extensions, renewals, amendments and releases thereof, and shall pay all reasonable costs and expenses of any record searches for financing statements Lender may reasonably require. Without the prior written consent of Lender, Borrower shall not create or suffer to be created pursuant to the Uniform Commercial Code any other security interest in said items, including replacements and additions thereto. Upon Borrower's breach of any covenant or agreement of Borrower contained in this instrument, including the covenants to pay when due all sums secured by this instrument, Lender shall have the remedies of a secured party under the Uniform Commercial Code and, at Lender's option, may also invoke the remedies provided in paragraph 27 of this instrument as to such items. In exercising any of said remedies, Lender may proceed against the items of real property and any items of personal property specified above as part of the Property separately or together and in any order whatsoever, without in any way affecting the availability of Lender's remedies under the Uniform Commercial Code or of the remedies provided in paragraph 27 of this instrument.

15. UNIFORM COMMERCIAL CODE SECURITY AGREEMENT

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the sums secured by this instrument in the order provided in paragraph 3 hereof with the balance, so long as no such breach has occurred, to the account of Borrower, it being intended by Borrower and Lender that this assignment of rents constitutes an absolute assignment and not an assignment for additional security only. Upon delivery of written notice by Lender to Borrower of the breach by Borrower of any covenant or agreement of Borrower in this instrument, and without the necessity of Lender entering upon and taking and maintaining full control of the Property in person, by agent or by a court-appointed receiver, Lender shall immediately be entitled to possession of the Property as specified in this paragraph 25 as the same become due and payable, including but not limited to rents then due and unpaid, and all such rents shall immediately upon delivery of such notice be held by Borrower as trustee for the benefit of Lender only; provided, however, that the written notice by Lender to Borrower of the breach by Borrower shall contain a statement that Lender exercises its rights to such rents. Borrower agrees that commencing upon delivery of such written notice of Borrower's breach by Lender to Borrower, each tenant of the Property shall make such rents payable to and pay such rents to Lender or Lender's agents on Lender's written demand to each tenant thereof, delivered to each tenant personally, by mail or by delivering such demand to each rental unit, without any liability on the part of said tenant to inquire further as to the existence of a default by Borrower.

Borrower hereby covenants that Borrower has not executed any prior assignment of said rents, that Borrower has not performed, and will not perform, any acts or has not executed, and will not execute, any instrument which would prevent Lender from exercising its rights under this paragraph 25, and that at the time of execution of this instrument there has been no anticipation or prepayment of any of the rents of the Property for more than two months prior to the due dates of such rents. Borrower covenants that Borrower will not hereafter collect or accept payment of any rents of the Property more than two months prior to the due dates of such rents. Borrower further covenants that Borrower will execute and deliver to Lender such further assignments of rents and revenues of the Property as Lender may from time to time request.

Upon Borrower's breach of any covenant or agreement of Borrower in this instrument, Lender may in person, by agent or by a court-appointed receiver, regardless of the adequacy of Lender's security, enter upon and take and maintain full control of the Property in order to perform all acts necessary and appropriate for the operation and maintenance thereof including, but not limited to, the execution, cancellation or modification of leases, the collection of all rents and revenues of the Property, the making of repairs to the Property and the execution or termination of

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contracts providing for the management or maintenance of the Property, all on such terms as are deemed best to protect the security of this instrument. In the event lender elects to seek the appointment of a receiver for the Property upon Borrower's breach of any covenant or agreement of Borrower in this instrument, Borrower hereby expressly consents to the appointment of such receiver. Lender or the receiver shall be entitled to receive reasonable fee for so managing the Property.

All rents and revenues collected subsequent to delivery of written notice by Lender to Borrower of the breach by Borrower of any covenant or agreement of Borrower in this instrument shall be applied first to the costs, if any, of taking control of and managing the Property and collecting the rents, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, costs of repairs to the Property, premiums on insurance policies, taxes, assessments and other charges on the Property, and the costs of discharging any obligation or liability of Borrower as lessor or landlord of the Property and then to the sums secured by this instrument. Lender or the receiver shall have access to the books and records used in the operation and maintenance of the Property and shall be liable to account only for those rents actually received. Lender shall not be liable to Borrower, anyone claiming under or through Borrower or anyone having an interest in the Property by reason of anything done or left undone by Lender under this paragraph 25.

If the rents of the Property are not sufficient to meet the costs, if any, of taking control of and managing the Property and collecting the rents, any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by this instrument pursuant to paragraph 8 hereof. Unless Lender and Borrower agree in writing to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof and shall bear interest from the date of disbursement at the rate stated in the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate which may be collected from Borrower under applicable law.

Any entering upon and taking and maintaining of control of the Property by Lender or the receiver and any application of rents as provided herein shall not cure or waive any default hereunder or invalidate any other right or remedy of Lender under applicable law or provided herein. This assignment of rents of the Property shall terminate at such time as this instrument ceases to secure indebtedness held by Lender.

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