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19.89

\$18.00

of a Deed or Deeds in Trust duly recorded and delivered to said Bunk in po	rsuance of a Trust Agreement dated <u>May 18,</u>	1989
	Hed Assignor), in consideration of Ten Dollars (\$10.0)	
and of other good and valuable considerations, the receipt and sufficience	w whereof are homely salenowledged, does havely need	an transfer and
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set over unto Belmont National Bank of Chicago,	CALLESON CLARK SUT MITCAGO, III	ITHOIS
all the rents, earnings, income, issues and profits, if any, of and from the	(hereinafter called	
signor may have heretofore made or agreed to, or may hereafter make		
hereof to make and stablish hereby an absolute transfer and assigns	iaries of Assignor's said trust may be entitled; it bein nent of all such leases and agreements and all the relating to the real estate and premises situated in	g the intention rents, earnings, the County of
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ard Trust Company Chicago Title certain loan secured by Mortgage or Trust Deed to .. 1989 July 25, as Trustee or Mortgagee dete. and recorded in the Recorder's Office or Registered in the Office of the Registrar of Tiles of the above named County, conveying the real

This instrument is given to secure payment of the principal sum of . Three Hundred Thousand Dollars and 00/100-

estate and premises hereinabove described. 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 Dr. d or Mortgage have been fully paid. 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 or Mortgage herein referred to and in the Note or hote, secured thereby.

Without limitation of any of the legal rights of Assignee as the absolute assignee of the rents, I gues and profits of said real estate and premises above described, and by way of enumeration only, it is agreed that in the event of any default under the said Trust Deed or Mortgage above described, whether before or after the note or notes secured by said Trust Deed or Mortgage is or are de ... d to be due in accordance with the terms of said Trust Deed or Mortgage, or whether before or after the institution of any legal proceedings to foreclose the lien of said Trust Deed or Mortgage, or before or after any sale thereunder, Asignue shall be entitled to take actual posses for cothe said real estate and premises hereinabove described, or of any part thereof, personally or by agent or attorney, as for condition broken, ar 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 indicate mass secured by said Trust Deed or Mortgage, enter upon, take, and maintain possession of all or any part of said real estate and premises fere nabove described together with all documents, books, records, papers, and accounts relating thereto, and may exclude the Assignor, its Ler in harles or their agents or servants, wholly therefrom, and may hold, operate, manage and control the said real estate and premises hereinab by described, and conduct the business thereof. Assignee may, at the expense of the mortgaged property, from time to time, cause to be made all necessary or proper repairs, renewals, replacements, useful alterations, additions, betterments and improvements to the said real estate and premises as 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 may seem fit, including leases for terms expiring boyond the maturity of the indebtedness secured by said Trust Deed or Mortgage, and may cancel any lease or sub-lease for any cause or on any ground which would entitle the Assignor or its beneficiaries to cancel the same. In every such case the Assignee shall have the right to manage and operate the said real estate and premises, and to carry on the business thereof as to the Assignee shall seem best. Assignee shall be entitled to collect and receive all earnings, revenues, rents, and income of the property and any part thereof. After deducting the expense of conducting the business thereof and of all maintenance, repairs, renewals, replacements, atterations, 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 Assignce and of the Assignce's attorneys, agents, clerks, servants, and others employed by Assignce 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 Assignee 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 Assignce hereunder, the Assignce shall apply any and all moneys arising as aforesaid to the payment of the following items in such order as said

(1) Interest on the principal and overdue interest on the note or notes secured by said Trust Deed or Mortgage, at the rate therein provided; (2) interest accrued and unpaid on the said note or notes; (3) the principal of said note or notes from time to time remaining outstanding and unpaid; (4) any and all other charges secured by or created under the said Trust Deed or Mortgage above referred to; and (5) the balance. if any, to the Assignor.

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The release of the Trust Deed or Mortgage securing and note shall ipso facto operate as a release of this instrument.

The failure of Assignee, or any of the agents, accessors or assigns of the Assignee to entorce any of the terms, provisions and conditions of this agreement for any period of time, at any time or times, shall not be construct or deemed to be a walver of any rights under the terms hereof but said Assignee or the agents, attorneys, successors or assigns of the Assignee shall have full right, power and authority to enforce this agreement, or any of the terms, provisions, or conditions hereof, and exercise this agreement, or any of the terms, provisions, or conditions hereof, and exercise the powers hereunder, at any time or times that

The instrument shall be assigned, by Assigned, and all of the terms and provisions hereof shall be binding upon and inute to the beneath

of the respective axecutors, administrators, legal representatives, successors and assigns of each of the parties hereto.

	g	UNOFFICIAL CO	PY	Assi
1	nk of ravenswood 1825 West Lawrence Avenue Chicago, Illinois 60640	"OFFICIAL SEAL" My Commission Expires 12/2/92 My Commission Expires 12/2/92	as Trustee	ssignment of Rents BANK OF RAVENSWOOD
	ppeared before me uneast their own see acknowledge there acknowledge seed of seed Bank	names are subscribed to the foregoing instrument: and see that the first of the to be the instrument to me to be the instrument to me to be the instrument to me to be the instrument to the foregoing instrument to the foreign of the first cannot of the first the first and the Sald Assistant Cashier—Trust Offices and objuriaty act, and the Sald Assistant Cashier—Trust Office and discontinuent to the did also then and therein set forth and the Sald Assistant Cashier—Trust Office of did also then and therein set forth and to take seal of sald Bank, for the nead did niso then and to take the first me, as an all discontinuent to the corporate seal of said Bank, did Liu in a said of the corporate seal of the first me, as an all discontinuent to the original seal that as the first and voluntary for the uses and purposes therein set forth. Of the uses and purposes therein set forth.		
		PANK OF RAVENSWDOD, As Trustee as forestar Vice Press Actest Actest Actest Actest Actest Actest DCICLAS W. MYERS A Notary Public in and 'or as a County, in the state atoresaid, DO HEREBY Martin Ma	· 6	STATE OF ILLINOIS
		Position President and resident of the second of the secon	5	co these presents by its and year live abo
	said Note or Notes the may be of the may to the state of the said to the said said to the said	xecuted by Bank of Ravenawood, not porsonally but as Trustee as aforeanid, in the exact to a such Trustee. Trustee as aforeanid, in the state in it as auch Trustee. Nothing herein or in said Trust Deed or Mortgage or in any ispellity of Bank of Ravenawood personally to pay the said Note or Wotes or as accounts the research ability, it any, being expressly waived by Assignee and by anyone now or hereafter ability, it any, being expressly waived by Assignee and by anyone new or hereafter of Ravenawood personally, is concerned, the Assignee hereunder or the legal holder of Ravenawood personally, is concerned, the Assignee hereunder or the legal holder of any indebtedness accruing hereunder to anyone making any claim hereunder sha the reforment of the lient the rents hereby assigned for the payment thereof, by the enforcement of the lient manner hereby assigned for the payment thereof, by the enforcement of the lient manner hereby assigned to the payment sheet and Note or Note or Notegage and Note or Notegapous.	upon and uer nuod as creatin indeptedness s bed, ail such ili o far as Bunk wner or owner cribed and to cribed and to	and authority conferred contained shall be consist accrue thereon, or annial or accrue thereon, or accrue there or the end of the state property herein definist Dress or Mortgre.

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PARCEL I:

Lot 3 in Michael Bauerle's Resubdivision of Lots 44 to 48 in Block 25 in Crosby and Others Subdivision of the East lambda of the South East lambda of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, 11linois.

PIN 13-25-406-003-0000 Commonly known as 2453 W. Diversey, Chicago, Illinois

PARCEL II:

The North 10 feet of Lot 5 and Lot 6 (except the North 26.89 feet of the East 92.11 feet and also except the North 2.40 feet of said Lot 6 which lies West of the East 92.11 feet thereof) in Samuel Johnston's Subdivision of Block 8 in Johnston's Subdivision of the Est 4 of the South East 4 of Section 6, Township 39 North, Range 14, East of the Trind Principal Meridian (except that part of said Lots 5 and 6 above mentioned East of a line 50 feet West of and parallel with the East line of said Section 6) all in Cook County, Illinois.

PIN 17-06-412-031-0000 Commonly known as 1102 N. Astland, Chicago, Illinois

PARCEL III:

The West 1/2 of Lot 13, in Block 2 in Pleachard Subdivision of Lot 10, in Davlin, Kelly and Carroll's Subdivision of the North West & of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. 1) Control (2) 358276

PIN 13-26-130-023 Commonly known as 3658 W. Diversey, Chicago, Illipsis