

UNOFFICIAL COPY

ASSIGNMENT OF RENTS

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Chicago, Illinois July 25, 19 89

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\$18.00

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Know all Men by these Presents, that Bank of Ravenswood, an Illinois Banking Corporation, not personally but as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated May 18, 1989 and known as its trust number 25-10088, 25-10089 and 25-10090 (hereafter called Assignor), in consideration of Ten Dollars (\$10.00) in hand paid, and of other good and valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, does hereby assign, transfer and set over unto Belmont National Bank of Chicago, 3179 N. Clark St., Chicago, Illinois

(hereinafter called the Assignee), all the rents, earnings, income, issues and profits, if any, of and from the real estate and premises hereinafter described, which are now due and which may hereafter become due, payable or collectible under or by virtue of any lease, whether written or oral, or any letting of, possession of, or any agreement for the use or occupancy of any part of the real estate and premises hereinafter described, which said Assignor may have heretofore made or agreed to, or may hereafter make or agree to, or which may be made or agreed to by the Assignee under the powers hereinafter granted, together with any rents, earnings and income arising out of any agreement for the use or occupancy of the following described real estate and premises to which the beneficiaries of Assignor's said trust may be entitled; it being the intention hereof to make and establish hereby an absolute transfer and assignment of all such leases and agreements and all the rents, earnings, issues, income, and profits thereunder, unto the Assignee herein, all relating to the real estate and premises situated in the County of

Cook

and State of Illinois, and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

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COOK COUNTY ILLINOIS

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This instrument is given to secure payment of the principal sum of Three Hundred Thousand Dollars and 00/100--- Dollars, and interest upon a certain loan secured by Mortgage or Trust Deed to Chicago Title and Trust Company

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as Trustee or Mortgagee dated July 25, 1989 and recorded in the Recorder's Office or Registered in the Office of the Registrar of Titles of the above named County, conveying the real 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 Deed 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 Note secured thereby.

Without limitation of any of the legal rights of Assignee as the absolute assignee of the rents, issue 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 deemed 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, Assignee shall be entitled to take actual possession of the said real estate and premises hereinabove described, or of any part thereof, personally or by agent or attorney, as for condition broken, and 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 indebtedness secured by said Trust Deed or Mortgage, enter upon, take, and maintain possession of all or any part of said real estate and premises hereinabove described together with all documents, books, records, papers, and accounts relating thereto, and may exclude the Assignor, its beneficiaries or their agents or servants, wholly therefrom, and may hold, operate, manage and control the said real estate and premises hereinabove 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 beyond 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, alterations, 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 Assignee and of the Assignee's attorneys, agents, clerks, servants, and others employed by Assignee 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 Assignee hereunder, the Assignee shall apply any and all moneys arising as aforesaid to the payment of the following items in such order as said Assignee deems fit:

- (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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LEGAL DESCRIPTION 8 9 3 5 3 2 7 6

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 $\frac{1}{2}$ of the South East $\frac{1}{4}$ of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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 East $\frac{1}{2}$ of the South East $\frac{1}{4}$ of Section 6, Township 39 North, Range 14, East of the Third 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. Ashland, Chicago, Illinois

PARCEL III:

The West $\frac{1}{2}$ of Lot 13, in Block 2 in Blanchard Subdivision of Lot 10, in Davlin, Kelly and Carroll's Subdivision of the North West $\frac{1}{4}$ of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN 13-26-130-023

Commonly known as 3658 W. Diversey, Chicago, Illinois

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