

UNOFFICIAL COPY

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CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

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KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor,
BRUCE K. LEE and MELANIE C. LEE, his wife

of the 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,

MAYFAIR BANK

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:

LOTS 14 AND 15 IN BLOCK 1 IN ROBERT S. DISNEY'S IRVING PARK SUBDIVISION OF THE WEST 25 ACRES OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 12 RODS OF THE SOUTH 40 RODS THEREOF), IN COOK COUNTY, ILLINOIS.

PIN: 13-14-104-001

Commonly known as 3755-57 W. Lawrence, Chicago, Illinois 60625.

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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 hand and seal this 14th day of August 1990

BRUCE K. LEE (SEAL)

MELANIE C. LEE (SEAL)

STATE OF Illinois

ss.

the undersigned

County of Cook a notary public in and for said County, in the State aforesaid, Do Hereby Certify that Bruce K. Lee and Melanie C. Lee, his wife

personally known to me to be the same person whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the purposes therein set forth.

PETER K. LEE

Given under hand and seal of the State of Illinois

NOTARY PUBLIC COMMISSION EXPIRES APR. 29, 1991

14th day of August 1990

Peter K. Lee Notary Public

This instrument was prepared by Peter K. Lee, Esq., 208 S. LaSalle, Suite 1400, Chicago, Illinois 60604 (0162) (NAME AND ADDRESS)