UNOFFICIAL COPY 576570

. See the parabolog full more decided in the mode decided	1076mber 15, 1550
made Ly Heriberto J. Montes, and Prudencia Z. Montes, h	is wife and payable
First State Bank of Chicago	in the
principal amount of One Hundred Twenty Seven Thousand Se	
secured by Trust Deed/Mortgage bearing even date with sa	aid Nose, whereby.
conveyed to Parkway Bunk and Trust Company, as Trustee,	the following described
secured by Trust Deed/Mortgage bearing even date with sacconveyed to Parkway Bunk and Trust Company, as Trustee, Foal Estate: Lots and 2 in Block 2 in John F. Thompson's Armic	tage Avenue Subdivision 7300

Cook County, Ittinois

4705 W. Palmer Ave. Chicago, It
PIN: 13-31-15-029-0000

TEOK COUNTY, IL US

1990 NOV 27 TH 3: 14

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Lots I and 2 in Block 2 in John F. Thompson's Armitage Avenue Subdivision in West 1/2 of the Southwest 1/4 of the North West 1/4 of Section 34, Township 40 North, Range 13, East of the Third Principal Meridian, in

THIS INSTRUMENT PREPARED BY
AUDREY RICHMOND
4646 N. CUMBERLAND AVE.
CHICAGO, IL 60656

and in consideration of the making by FTRST STATS BANK OF CHICAGO, (hereinafter called the "Bank", of the loan evidenced by said Note, the undersigned does hereby assign, transfer and set over unto the Bark all the right, title and interest of the undersigned in, to and under all leases of any and every kind now or hereafter existing with respect to said real estate of any part thereof,

together with all rents accured and to accrue under each and all of said leases and all other rents at any time arising out of said real estate; hereby reserving to the undersigned the privilege of collecting said rents as they become due for so long as there shall be no default under said note or said trust ceed or this assignment, but no installment of rent shall ever be collected by the undersigned in advance of its due date. This assignment shall remain in full force and effect until all indebtedness secured by said Trust Deed has been paid in full.

The undersigned does further hereby covenant and agree with the Bank that until said indebtedness has been paid in full the undersigned upon the Bank's request will furnish to it true copies of all of said leases and will make, sig. and deliver to the Bank such other and additional instruments as may be necessary, desirable or convenient to enable the Bank to have, hold and enjoy its rights as assignee of any and all leases at any time made and entered into with respect to said real estate or any part thereof and as assignee of all the rents at any time arising out of said real estate.

Until the Bank shall notify the lessee or leases under said lease or leases and tenant or tenants of said real estate that there has been a default under said note or said trust deed or this assignment, such lessee or leassees and tenant or tenants shall be entitled to pay buth rents as they become due to the undersigned, provided that no installment of rent shall ever be paid to the undersigned in advance of its due date.

Page 1 of 2.

In the event of any de this Assignment, the Bank shall have the right (but not the duty) to take whatever steps it may deem neckssary, desirable or convenient to anforce or realize upon this Assignment and upon any additional instruments that may be given pursuant hereto. The Bank may in its discretion, in the names of the undersigned or otherwise, enforce performance of the covenants of the lessee or lesses under said lease or leases, and the obligations of the tenant or tenants of said real estate, including covenants and obligations for payment of rent, but the Bank shall not be responsible for the performance of any of the covenants of the lessor or lessors of the leasees in said lease or leases or for the performance of any of the obligations of the landlord, not for the collection of any such rents, and shall be accountable only for the rents actually received by it. The Bank may in its sole discretion apply any part or all of the rents collected by it on account of the interest or principal, or both, of said Note or on account of any expenses relating to said real estate which the holder of said Note is authorized or priviledged to pay by the provisions of said Trust Deed.

If the Bank shall negotiate or transfer said Note, it may assign all its right, title and interest becaunder to the holder or transferee of said Note, which thereupon shall have and may exercise all the rights, powers, privileges, immunities and discretions given hereunder to the Bank. This instrument shall be binding upon the heirs, executors, idministrators, successors and assigns of the undersigned.

If this instrument is signed by more than one person, all signers shall be jointly and severally liable he einder and the term "the undersigned" shall be taken to refer to each and all of the signers.

Dated this					
Atententi	1 7000	ute;	(SEAL) \	(Prudencia Z, Montes)	T) (SEAL
(Heriberto	J. Montes)			(Prudencia Z. Montes)	- <u> </u>
			_(Seal)		(SEAL
			4		
- 111	· · .				
STATE OF	inois)				
•)				
COUNTY OF C	ook)				
I, the unders	igned	ä	Notaru Pub	lic in and for said Co	untu, in
the State afor	esaid, do hei	ceby certify	that Heri	iis in and for said Co Gerto <mark>J. Montes and P</mark> e	udencia Z. Monte
his wife		,		ersonally known to	me to be
the same Perso.	n Swhose nam	ne 5 subscr.	ibed to the	carsonally known to foreyoing instrument	, appeared
before me this	day in perso	on and acknox	wledged tha	t they signed, sea.	led and
delivered the :	said instrume	ent as their	free and	voluntary act, for the	he use and
purposes there:					
				<i>(F)</i>	
Given under my	hand and not	arial seal t	this 13th	nday of November	19_90
		OFFIC	IAL SEAL		
		AUDRITY	SICIPION		
	•	NOTARY PUBLIC	STATE OF KLINDIS	(Notary Public)	
		NOTARY PUBLIC	SICIPION	(Notary Public)	<u> </u>
STATE OF	,	NOTARY PUBLIC	STATE OF KLINDIS	(Notary Public)	Ŝ.
) }	NOTARY PUBLIC	STATE OF KLINDIS	(Notary Public)	Ŝ.
STATE OF COUNTY OF	} }	NOTARY PUBLIC	STATE OF KLINDIS	(Notary Public)	Ĉ.
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COUNTY OF I, State aforesaid)) 1, do hereby	NOTARY PUBLIC THY CORTHSSION I	RICHIOND STATE OF MIMOIS DEP. AUS. 12,1994 ary Public	in and for said Count:President of	the
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