

GLADSTONE-NORWOOD TRUST & SAVINGS BANK  
ASSIGNMENT OF RENTS

UNOFFICIAL COPY

90615502

Know all men by these presents, that Gladstone-Norwood Trust & Savings Bank not personally but as Trustee under the Provisions of a deed or deeds in trust duly recorded and delivered to said Company in pursuance of a Trust Agreement dated 7/16/90 and known as Trust No 1536 in consideration of the premises and of One Dollar (\$1.00) in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer, and set over unto GLADSTONE-NORWOOD TRUST & SAVINGS BANK its successors and assigns, all the 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 uses 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 grantee hereinafter of 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 grantee herein and especially those certain lease agreements now existing upon the property described as follows:

90615502

P.L.N. 17-10-401-005-1381

SEE ATTACHED FOR LEGAL DESCRIPTION

DEPT-01: REC-040146 113.75  
11/23/90 12/20/90 15:38:06  
90615502 \* - 90-6 18502  
COOK COUNTY RECORDER

PROPERTY ADDRESS: 155 Harbor Drive Unit #2903  
Chicago, Illinois 60601

and does authorize irrevocably the above mentioned GLADSTONE-NORWOOD TRUST & SAVINGS BANK in its own name to collect all of said 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 lease or agreement, written or verbal, existing or to hereafter exist, for said premises, and to use such measures, legal or equitable, as in its discretion may be deemed proper or necessary to enforce the payment of the security of such 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 its discretion, hereby granting full power and authority to exercise each and every right, privilege and power herein granted at any and all times hereafter without notice to the grantor herein, its successors and assigns, and further, with power to use and apply said rents, issues and profits to the payment of any indebtedness or liability of the undersigned to the said GLADSTONE-NORWOOD TRUST & SAVINGS BANK or its agents, 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 encumbrances, if any, which may be in its judgment deemed proper and advisable. This instrument is given to secure payment of the principal sum and interest of or upon a certain loan for one hundred thousand dollars secured by a Mortgage or Trust Deed dated the 3rd day of December 19 90, covering and mortgaging the real estate and premises hereinafter described to GLADSTONE-NORWOOD TRUST & SAVINGS BANK and 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 under said Mortgage or Trust Deed have fully been paid.

RL-107104-C1  
LAND TITLE CO.

This assignment shall be operative only in the event of a default in the payment of principal and interest secured by said Mortgage or Trust Deed or in the event of a breach of any of the covenants in said Mortgage or Trust Deed containing Gladstone-Norwood Trust & Savings Bank. This Assignment of Rents is executed by Gladstone-Norwood Trust & Savings Bank

as Trustee, solely in the exercise of the authority conferred upon it as said Trustee, and no personal liability or responsibility shall be assumed by, nor at any time be asserted or enforced against it, its agents or employees or account hereof, or on account of any promises, covenants, undertakings or agreements herein or in said Note contained, either expressed or implied, and such liability, if any being expressly waived and released by the mortgagee or holder or holders of said Note and by all persons claiming by, through or under said mortgage or the holder or holders, owner or owners of said Note and by every person now or hereafter claiming any right or security thereunder. It is understood and agreed that Gladstone-Norwood Trust & Savings Bank

individually, or as Trustee shall have no obligation to see to the performance or nonperformance of any of the covenants or promises herein contained, and shall not be liable for any action taken in violation of any of the covenants herein contained. It is further understood and agreed that the Trustee is not entitled to receive any of the rents, issues or profits of or from said trust property and this instrument shall not be construed as an admission to the contrary.

Dated at Chicago Illinois, this 3rd day of December 19 90 A.D.

Gladstone-Norwood Trust & Savings Bank

not individually but solely as Trustee, as aforesaid.

By Allen  
Asst. Trust Officer  
Allen Messner  
Real Estate Loan Officer

"The Trustee in executing this document SPECIFICALLY EXCLUDES all representation of any environmental condition of the premises whether under the ILLINOIS ENVIRONMENTAL PROTECTION ACT or otherwise. The beneficiary of this Trust, her management and control of the premises and as such, has the authority on its/their own behalf to execute an environmental representative but not as agent for or on STATE OF ILLINOIS."

COUNTY OF COOK the undersigned

I, JoAnn Bohn a Notary Public in and for said County, in the state

aforesaid, DO HEREBY CERTIFY, that JoAnn Bohn (Executive) (Assistant) (Vice-President) (Trust Officer) of Gladstone-Norwood Trust & Savings Bank and (Executive) (Assistant) (Vice-President) (Trust Officer) and said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (Executive) (Assistant) (Vice-President) (Trust Officer), and (Executive) (Assistant) (Vice-President) (Trust Officer), respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth, and the said (Executive) (Assistant) (Vice-President) (Trust Officer) then and there acknowledged that said (Executive) (Assistant) (Vice-President) (Trust Officer), as custodian of the corporate seal of said Bank, did affix the seal of said Bank to said instrument as said (Executive) (Assistant) (Vice-President) (Trust Officer)'s own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth. Given under my hand and Notarial Seal this 3rd day of December 19 90

This document prepared by  
Antoinette Marie Anderson

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GLADSTONE-NORWOOD TRUST & SAVINGS BANK  
5200 N. CENTRAL  
CHICAGO, IL 60630  
RECORDERS OFFICE BOX NO 34

FORM GN 233 TRUST (REV 5/89)  
(USE WITH GN 232 OR 230)

MAIL TO  
"OFFICIAL SEAL"  
GERALDINE SCHNOCK  
NOTARY PUBLIC, STATE OF ILLINOIS  
155 Harbor Drive Unit #2903  
Chicago, Illinois 60601

UNOFFICIAL COPY

Property of Cook County Clerk's Office

90618502

# UNOFFICIAL COPY

Legal Description

Unit No. 2903 in Harbor Drive Condominium, as Delineated on the Plat of Survey of that certain parcel of real estate (hereinafter called "Parcel"): Lot 1 and 2 in Block 2 in Harbor Point Unit No. 1, being a subdivision of part of the lands lying East of and adjoining that part of the South West fractional  $\frac{1}{2}$  of fractional Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois included within Fort Dearborn Addition to Chicago, being the whole of the South West Fractional  $\frac{1}{2}$  of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian together with all of the land, property and space occupied by those parts of Bell, Caisson, Caason Cap and Column Lots 1-A, 1-B, 1-C, 2-A, 2-B, 2-C, 3-A, 3-B, 3-C, 4-A, 4-B, 4-C, 5-A, 5-B, 5-C, 6-A, 6-B, 6-C, 7-A, 7-B, 7-C, 8-A, 8-B, 8-C, 9-A, 9-B, 9-C M-LA, MA-LA, or parts thereof as said lots are depicted enumerated and defined on said Plat of Harbor Point Unit No.1, falling within the boundaries projected vertically upward and downward of said Lot 1 in Block 2, aforesaid, and lying above the upper surface of the and property and space to be dedicated and conveyed to the city of Chicago, or utility purposes, which survey is attached to the Declaration of Condominium Ownership and of Easements, Restrictions Covenants and By-Laws for 155 Harbor Drive Condominium Association made by Chicago Title & Trust Company, as Trustee under Trust No. 58912 recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22935653 ( said declaration having been amended by First Amendent thereto recorded in the office of Recorder of Deeds of Cook County, Illinois, as Document No. 2935645, together with its undivided .18058 percentage interest in said parcel ( excepting from said parcel all of the property and space comprising all of the units thereof as defined and set forth in said Declaration, as amended as aforesaid, and survey) in Cook County, Illinois.

## PARCEL 2:

Easements of access for the benefit of parcel 1, aforescribed through over and across Lot 3 in Block 2, of said Harbor Point Unit No1 established pursuant to Article III of Declaration of Covenants, Conditions, Restrictions, and Easements of Harbor Point Property Owners' Association made by the Chicago Tilte & Trust Company, as Trustee under Trust No. 58912 and under Trust Ng. 58930, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 22935651, (Declaration having been Amended by First Amendment thereto recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 22935652).

## PARCEL 3:

Easements of support for the benefit of Parcel 1, aforescribed, as set forth in Reservation and Grant of Reciprocal Easements as shown on Plat of Harbor Point Unit 1, aforesaid, and as supplemented by the provisions of Article III of Declaration of Covenants, Conditions, Restrictions and Easements for the Harbor Point Property Owners' Association made by Chicago Title & Trust Company, as Trustee under Trust Number 58912, and under Trust No. 58930, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 22935651 (said Declaration having been amended by First Amendment thereo recorded in the Office of the Recorded of Deeds of Cook County, Illinois, as Document Number 22935652).

Grantors also hereby grants to grantees their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration recorded as Document 22935653 and as amended by Document 22935654 and in the Plat of Harbor Point Unit No 1 subdivision recorded as Document 22935649 and in the Declaration of Covenants, Conditions, Restrictions and Easements for the Harbor Point Property Owners' Association recorded as Document 22935651 and as amended by Document 22935652 and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration and Plat for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration and Plat the same as though the provisions of said Declaration and Plat were recited and stipulated at length herein.

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Property of Cook County Clerk's Office

ABI - Duplicate For Recording

for purposes of recording

DEC 20 1990

90618503

Date December 3, 1990

FOR VALUE RECEIVED, the assignor(s) hereby sell, assign, transfer, and set over unto assignee(s), all of the assignor's rights, power, privileges, and beneficial interest in and to that certain trust agreement dated the 16th day of July 19 90, and known as Gladstone-Norwood Trust & Savings Bank Trust # 1536 including all interest in the property held subject to said trust agreement.

The real property constituting the corpus of the land trust is located in the municipality(ies) of Chicago In the county(ies) of Cook, Illinois.

[X] Exempt under the provisions of paragraph C, Section 1004, Land Trust Recordation and Transfer Tax Act.

[ ] Not Exempt - Affix transfer tax stamps below.

MAIL TO:

CLERK OF COOK COUNTY

90618503

MAIL TO

Filing Instructions:

- 1) This document must be recorded with the recorder of the county in which the real estate held by this trust is located.
2) The recorded original or a stamped copy must be delivered to the trustee with the original assignment to be lodged.

LT-NSK 3 (rev. 12-85)

LAND TITLE CO. RL-107104-C

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