

# UNOFFICIAL COPY

## ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated Feb. 15, 1990 and known as Trust Number 110393-02,

90093149

DEPT-01 RECORDING \$13.25  
T#3333 TRAN 0067 02/28/90 09:36:00  
#2556 + C \* -90-093149  
COOK COUNTY RECORDER

of Cook County 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, KOREA FIRST BANK, 205 North Michigan Avenue Suite 915, 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 such rent being payable monthly in advance with respect to the premises described as follows, to-wit:

(See the attached Rider for the Legal Descriptions.)

Commonly known as 9145-51 S. Commercial Avenue/3000-06 E. 92nd Street, Chicago, Illinois 60617

Permanent Real Estate Index Number 26-06-403-028

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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.

THIS INSTRUMENT is executed by the American National Bank and Trust Company of Chicago, as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such trustee and solely and exclusively under and pursuant to the income stream or in said principal note contained in or as creating any liability on the said Trust Party or on said Trust Party, personally to pay the said principal note, if any, hereunder that may accrue thereon, or any interest thereon, or to perform any covenant either express or implied here contained, or any liability, if any, arising hereunder, or any liability hereunder, and that as for the said Trust Party and its successors and assigns, personally as concerned, the legal holder or holders of said principal note and the owner or owners of any such indebtedness existing or hereafter existing on the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said principal note provided or by action to enforce the personal liability of the guarantor, if any.

IN WITNESS WHEREOF, American National Bank and Trust Company of Chicago, Assistant Vice President, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, on this 27th day of February, 1990.

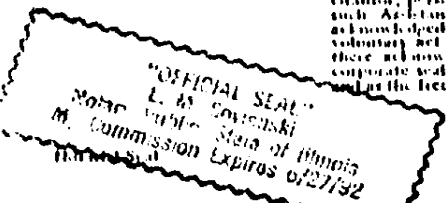
By: [Signature] ASSISTANT VICE PRESIDENT  
Attest: [Signature] ASSISTANT SECRETARY

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STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Assistant Vice President and Assistant Secretary of the Chicago, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary 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, for the use and purposes therein set forth; and the said Assistant Secretary thereunto there acknowledged her said Assistant Secretary, as custodian of the corporate seal of said Bank, in face of the corporate seal of said Bank, to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Bank, for the use and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of February, 1990  
[Signature] Notary Public



MAIL TO: KOREA FIRST BANK  
205 N. Michigan Avenue Suite 915  
Chicago, Illinois 60601

THIS INSTRUMENT WAS PREPARED BY:  
KIM YOUNG SHIM  
ATTORNEY AT LAW  
11 W. WASHINGTON ST.  
CHICAGO, IL 60602

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# UNOFFICIAL COPY

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Permanent Real Estate Index Number 26-06-403-028

Commonly known as 9145-57 S. Commercial Avenue/3000-06 E. 92nd Street, Chicago, Ill.

Commencing at a point 37 feet East and 485 feet South from the North West corner of the East Fractional Section 6, North of Indian Boundary Line, Township 37 North, Range 15, East of the Third Principal Meridian, turning thence East 100 feet, thence South 140 feet, thence West 100 feet, thence North 140 feet to the place of beginning, said premises having a frontage of 100 feet on 92nd Street and 140 feet on Commercial Avenue, excepting and reserving, however, from this conveyance, the East 25 feet on 92nd Street by 140 feet in depth, 25 feet in width off the East side of said above described premises, the said premises hereby conveyed being the West 75 feet of Lot 31 in Block 70 of that certain subdivision made by Calumet & Dock Company of parts of Fractional Sections 5 and 6, Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

also known as

The West 75 feet of Lot 31 in Block 70 of that certain subdivision made by Calumet & Dock Company of parts of Fractional Sections 5 and 6, Township 37 North, Range 15, East of the Third Principal Meridian, situated at the North East corner of 92nd Street and Commercial Avenue and having a frontage of approximately 140 feet on the East side of the Commercial Avenue, together with the buildings and improvements thereon,

also known as

The West 75 feet of Lot 31 in Block 70 in South Chicago, a subdivision by Calumet & Chicago Canal & Dock Company of the East half of the West half and parts of the East Fractional half of Fractional Section 6, South of the Indian Boundary Line, lying North of the Michigan Southern Railroad, and Fractional Section 5, North of the Indian Boundary Line, all in Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

RIDER FOR LEGAL DESCRIPTIONS: