

# UNOFFICIAL COPY

30119234

## ASSIGNMENT OF RENTS

Know all men by these presents, that MID TOWN BANK AND TRUST COMPANY OF CHICAGO, 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 Company in pursuance of a Trust Agreement dated February 14, 1990 and known as Trust No. 1743 and \* 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 MID TOWN BANK AND TRUST COMPANY OF CHICAGO its successors and assigns, all the rents, issues and profits now due and which may hereafter become due, under the 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 hereunder 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 leases and agreements now existing upon the property described as follows:

\* Urban Partners, L.L.C., an Illinois General Partnership

**\$16.00**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

and does authorize irrevocably the above mentioned MID TOWN BANK AND TRUST COMPANY OF CHICAGO in its own name 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 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 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 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 avails, rents, issues and profits to the payment of any indebtedness or liability of the undersigned to the said, MID TOWN BANK AND TRUST COMPANY OF CHICAGO 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 judgement deemed proper and advisable.

This instrument is given to secure payment of the principal sum and interest of or upon a certain loan for \$271,000.00 dollars secured by a Mortgage or Trust Deed dated the 16th day of March, 1990, conveying and mortgaging the real estate and premises hereinabove described to Chicago Title and Trust Company 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.

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 contained.

Cook County, Illinois

MAR 16 1990 3:04

90119234

*Mand. Lev.*  
This instrument was prepared by:

Gizella Takacs  
MID TOWN BANK AND TRUST COMPANY  
OF CHICAGO  
2021 North Clark Street  
Chicago, Illinois 60614

1304333

*Handwritten notes and initials in the top left corner.*

*(3)*

*(70) 727 (07)*

*Prepared by:*

90119234

# UNOFFICIAL COPY

This Assignment of Rents is executed by MID TOWN BANK AND TRUST COMPANY OF CHICAGO 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 on account hereof, or on account of any promises, covenants, undertakings or agreements herein or in said Note contained, either expressed or implied; all 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

MID TOWN BANK AND TRUST COMPANY OF CHICAGO, individually, or as Trustee shall have no obligation to see to the performance or non-performance of any of the covenants or promises herein contained, and shall not be liable for any action or non-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 16th day of March, 1990, A.D.



MID TOWN BANK AND TRUST COMPANY OF CHICAGO, not individually but solely as Trustee as aforesaid.

BY: Mary Roche  
VICE PRESIDENT  
~~XXXXXXXXXXXXXXXXXXXX~~ Trust Officer  
Mary Roche,

ATTEST:

Carmen Rosario  
TRUST OFFICER  
Carmen Rosario, Ass't Secretary

Urban Partners III, an Illinois General Partnership  
By: [Signature] Kleiman Development Corporation, General Partner  
By: David Kleiman, President  
By: Urban Estates, Inc., General Partner  
By: Howard Weiner, President

State of Illinois )  
) SS.  
County of Cook )

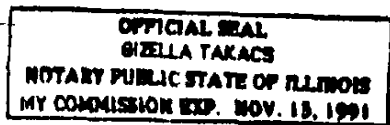
I, the undersigned, a Notary Public, in and for said County in the State aforesaid, do hereby certify that ~~XXXXXXXXXXXXXXXXXXXX~~ Mary Roche, ~~XXXXXXXXXXXXXXXXXXXX~~ Trust Officer of MID TOWN BANK AND TRUST COMPANY OF CHGO., and Carmen Rosario, Assistant Secretary, Trust Officer of said Company, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~XXXXXXXXXXXXXXXXXXXX~~ 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 Company, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Trust Officer then and there acknowledged that she, as custodian of the corporate seal of this Company, did affix the corporate seal of said Company to said instrument as her own free and voluntary act and as the free and voluntary act of said Company, as Trustee, as aforesaid, for the uses and purposes therein set forth.

\*Trust Officer & Ass't Sec \*\* Ass't Sec

Given under my hand and notarial seal, this 16th day of March, 1990, A.D.

Gizella Takacs  
Notary Public

My Commission expires: \_\_\_\_\_



30119234

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

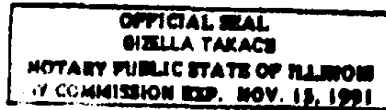
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY**, that David Kleiman, President of Kleiman Development Corp., an Illinois corporation, and Howard Weiner, President of Urban Estates, Inc., an Illinois corporation, General Partners of Urban Partners III, an Illinois general partnership, are known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this March 16, 1990.

*Gizella Takacs*  
\_\_\_\_\_  
Notary Public

My commission expires:

\_\_\_\_\_



STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

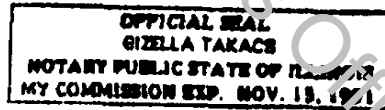
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY**, that David Kleiman, President of Kleiman Development Corp., an Illinois corporation, and Howard Weiner, President of Urban Estates, Inc., an Illinois corporation, are known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this March 16, 1990.

*Gizella Takacs*  
\_\_\_\_\_  
Notary Public

My commission expires:

\_\_\_\_\_



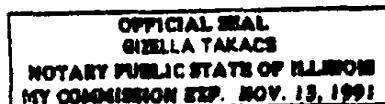
STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY**, that David Kleiman married to Terri Zenner Kleiman and Howard Weiner married to Helene Weiner are known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this March 16, 1990.

*Gizella Takacs*  
\_\_\_\_\_  
Notary Public

My commission expires:



90119234

# UNOFFICIAL COPY

EXHIBIT "A"

LOTS 12 TO 19 INCLUSIVE IN HAPGOOD'S SUBDIVISION OF LOT 1 AND  
PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO IN  
SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1963 N. RACINE, CHICAGO, IL

TAX I.D. NO.: 14-32-400-068

Property of Cook County Clerk's Office

90119234

# UNOFFICIAL COPY

9 1 1 9 2 3 4

## EXHIBIT "A"

All equipment, machinery and other personal property and fixtures of every kind, nature or description, now or hereafter acquired by Debtor, used or useful in connection with the operation and enjoyment of the premises legally described below and now or hereafter located in, on or affixed thereto; and all proceeds of any of the foregoing.

### LEGAL DESCRIPTION

LOTS 12 TO 19 INCLUSIVE IN HAPGOOD'S SUBDIVISION OF LOT 1 AND PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1965 N. RACINE, CHICAGO, IL

TAX I.D. NO.: 14-32-400-005

90119234

CH