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## ASSIGNMENT OF RENTS AND LEASES

Chicago, Illinois  
March 23, 1990

KNOW ALL MEN BY THESE PRESENTS, that SOPHIE REICHERT, WIDOWED AND NOT SINCE RE-MARRIED, AND RONALD REICHERT, HER SON, A SINGLE PERSON WHO HAS NEVER BEEN MARRIED, in consideration of the premises and of One Dollar (\$1.00) in hand paid, receipt whereof is hereby acknowledged, do hereby sell, assign, transfer and set over unto the UPTOWN NATIONAL BANK OF CHICAGO, a national banking association, of the City of Chicago, County of Cook and State of Illinois, any and all leases and 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 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 grantee herein 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 grantee herein, upon the following described real estate, to wit:

Lots 8 and 9 in the Subdivision of Block 1 of Edson's Subdivision of the South 3/4 of the East 1/2 of the North West 1/4 of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, (except a part of the North East corner thereof) together with part of Lot 12 in Laflin, Smith and Dyer's Subdivision of the North East 1/4 of Section 20 aforesaid in Cook County, Illinois.

with Permanent Real Estate Index Number 14-20-104-023-0000

and with a property address of 3801-09 North Clark Street,  
Chicago, Illinois, 60613.

15<sup>00</sup>

and they do hereby appoint irrevocably UPTOWN NATIONAL BANK OF CHICAGO, their true and lawful attorney-in-fact in their name and stead, 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 the discretion of said Bank as Assignee may be deemed proper or necessary to enforce the payment of 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 said Assignee's discretion, and to manage and control the same 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 Assignors herein, their successors and assigns, provided however that all such income shall be used and applied to the payment of any indebtedness or liability due or to become due under the note dated March 23, 1990 for \$80,000.00 secured by Mortgage of even date between SOPHIE REICHERT, WIDOWED AND NOT SINCE RE-MARRIED, AND RONALD REICHERT, HER SON, A SINGLE PERSON WHO HAS NEVER BEEN MARRIED, and the UPTOWN NATIONAL BANK OF CHICAGO, including taxes and assessments and any expenditures which it may be necessary to make in the operation of the property in accordance with the terms of said Mortgage. This assignment is given as additional security for the payment of the note described above dated March 23, 1990 and the Mortgage securing same, and shall not be exercised so long as the terms of said note and Mortgage are complied with. It is further understood that this assignment shall not operate to place responsibility for the control, care, management or repair of said premises upon the assignee, nor for the carrying out of any of the terms and conditions of said lease; nor shall it operate to make the assignee responsible or liable for any waste committed on the property by the tenant or any other party, or for any dangerous or defective condition of the premises, or for any negligence in the management, upkeep, repair or control of said premises resulting in loss or injury or death to any tenant, licensee, employee or stranger.

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This assignment shall terminate when all interest, principal and other charges, as aforesaid, then due under said note and Mortgage, shall be paid in full, and all defaults thereunder shall have been remedied and made good.

Sophie Reichert  
SOPHIE REICHERT

Ronald Reichert  
RONALD REICHERT

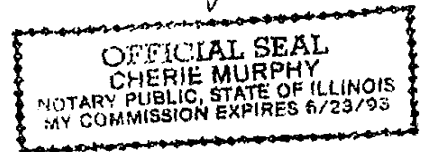
STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for and residing in said county, in the State aforesaid, do certify that Sophie Reichert and Ronald Reichert, personally 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, sealed and delivered the said instrument as their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 23 day of March 1990.

Cherie Murphy  
Notary Public

BOX 333 - GG



This document was prepared by:

Eileen C. Carlson  
Uptown National Bank of Chicago  
4753 N. Broadway  
Chicago, Illinois 60640

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