UNOFFICIAL GORY

ASSIGNMENT OF RENTS

90148466



Know All Man by Those Prosents, that the undersigned,

MULICA'S DELI AND LIQUORS, INC., an Illinois corporation distant necurity for the payment of that cortain Note for the principal sum of \$ 600,000.00 as additional necurity and interest, payable as therein specified, and for the performance of the terms, covenants and conditions contained in said Note and the Trust Deed or Portgage made by the undersigned to secure said Note and conveyand the real extate hereinafter described, both of even date herewith, and also in consideration of the num of One pollar in hand paid and of other good and valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, do hereby, assign, transfer and set over unto Centrum Properties. Inc. 566 West Adams. Chicago, 11, 60606, and hereinafter referred to an "hender", and its successors and assigns, all the avails, rents, insues and profits now due or which may hereafter become due under or by virtue of any lease, or any renewals thereof, either oral or written, or any letting of or any agreement for the use or occupancy of any part of the real estate and premises hereinafter described which may have been heretofore or may be hereafter made or agreed to by Lender under the powers herein granted, it being the intention heroby to establish an absolute transfer and assignment of all such losses and agreements and all the avails, ronts, in use and profits thereunder unto Lender, all relating to the real estate and premises described as follows, to the

Lote 13, 14, 15 10, 17, 18, 19 and 20 in Louis Kord's Milwaukee Avenue Addition to Chicago in the Saulo West 1/4 of Section 23, Township 40 North, Range 13 East of the Third Principal Meridian, in Gook County, Illinois.

Permanent Real Estate Tydex Numbers: 13-23-325-011 thru 13-23-325-015, inclusive

3244-326 R. Milwaukee Avenue, Chiengo, 111inoin 60618 Commonly known ast

Coot Coun hereby releasing and waiving all rights under and by virtue of the Commutead Exemption Laws of the State of fillion.

The understaned, and each of them, do hereby irrevocably appoint he taid Lender the true and lawful attorney of the understaned and each of them, to take and from time to 'ime retake persession of maid president, to collect all of said evails, rents, issues and profits now due of Greatter to income due under each and every of the loases and agreements, or any renewals thereof, written of coll, existing or which may have after exist for and in connection with said real entate, and to use such measures, legal and equitable, as to the discretion of lender may be deemed proper or necessary to enforce the paymen, or necessity of said avails. rents, thrush and profits, and to secure and maintain pomension of sold real walder, or any part thrists, and, at the discretion of lender, to fill any and all vacancies, and to rent, least or let all or my portion thereof for terms expiring either before or after the maturity of the indebtedness were the sold Trust feed or Hortgage, and to manage, maintain, preserve, operate and use the said real estate; and, in the discretion of Lender, to cancel any existing instance policies relating to said real estate and o estate to be written new policies to place thereof and also additional and renewal policies, making same payable. To the Trusten or Mortgages under said means to the trusten. now policies to place thereof and also additional and renewal policies, making same payable. The Trustage of Mortgage under said Trust Deed or Mortgage, or, in case of foreclosure sale, to the owner of the certificate of sale and of any deficiency, as their respective interests may appear, and in the case of loss under such patietes, to adjust, collect and compromise, in its discrition, all claims therefore said to sign all receipts, vouchers and releases required by the insurance companies therefore said further with full power to use and apply for and with respect to said real ostate the said avails, tents, issues and profit. In such respective amounts and is such action to all observation of tender of tenders and certain to as in the imbount and discretion of tenders. respective amounts and in such cider and priority as in the judgment and discretion of Lender may be deemed proper, for and on account of the payment of any indebtedness secured by said Trust beed or Northage and of any indebtedness or liability, now existing or hereafter created, of the undersigned to bender, now due or hereafter to become due, and of all costs, charges, expenses and foes in the operation, management, care and prosorvation of said real entate together with all the improvements, fixtures, apparents, apparents and equipment therefor apportantes, including all taxes and assessments and installments thereof, lions of mechanics and claims therefor, require, improvements, alterations, tonewals and restorations, insurance presumants, the usual and customary brokerage commission for leasing said real entate or any part thereof and for collecting routs, and the reasonable compensation for all services rendered by virtue hereof by bender and its attorneys, agents and servents, and all their expenses involved therein and such further sums as may be sufficient to indemnify leader against any liability, loss or damage on account of any matter or thing done in good faith hereunder, and further with power from time to time to substitute any attorney in fact to act hereunder in its places and stead in all or any matters aforessaid, and from time to time every such substitution and appointment at pleasure to revoke, hereby granting full power and authority to exercise each and the undersigned, their legal representatives, heirs or assigns, and hereby restifying all that Lender may do respective amounts and in such order and priority as in the judgment and discretion of Lender may be deemed the undersigned, their legal representatives, heirs or assigns, and hereby ratifying all that Lender may do by virtue hereof. The powers hereby created shall be irrevocable so long as any indebtedness secured by said Trust Deed or Mortgage remains unpaid.

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After taking or retaking possession by virtue hereof, Lender shall have the right to remain in possession of said real estate, to collect the said avails, rents, issues and profits therefrom, and to manage said real estate as hereinahove set forth, notwithstanding the institution of proceedings to foreclose the said Trust Deed or Mortgage and the entry of any decree of forcelesure in any such proceedings, and notwithstanding any sale of said real estate pursuant to any such decree, unless the amount paid at such sale shall be sufficient to pay the full amount due under the terms of such decree, and to remain in possession of said real estate until the expiration of the period of redemption from any such sale, and from time to time shall apply the met avails, rents, issues and profits accruing after the sale of said real estate pursuant to such decree remaining after the payment of all deductible expenses, charges and fees, for and on account of any deficiency reported to the Court in such proceeding. The provisions of this instrument shall and are intended to survive any decree of foreclosure and sale in any proceedings to foreclose the lien of sald Trust Deed or Mortgage. After taking or retaking possession by virtue hersof, Lundor shall have the right from time to time to surrender possession without prejudice to its right to retake possession hereunder upon default as herein provided.

Until default shall be made in the payment of the indebtedness secured by said Trust Deed or Mortgage or in the performance by the undersigned of any other agreement therein contained, the undersigned shall be permitted to possess, manage, operate and enjoy all the property, rights and privileges in said Trust Deed or Mortgage encumbered, and to collect the avails, rents, cases and profits thereof. Upon service of notice on tenants and occupants by Lender that desault has been made under the terms of said Note and Trust Deed or Mortgage (which notice meed not specify the nature of defaults), and demand of payment of rents to Lender, which demand if made upon the approximate that the said for the contribute of the approximate the property was mostly to the contribute of defaults). which demand if made upon the undersigned shall fix and determine the prevailing fental per month for the portion of said previous occupied by the undersigned, the tenants and occupants shall be obligated to account and pay to Lender from and after the date of service of said notice and demand, all the avails, rests, issues and profits due or accruing under their respective leases and agreements, without any duty or obligation on the part of said tenants or occupants to ascertain that a default in fact does exist, and in the event of demand upon the undersigned as aforesaid, the undersigned agree and shall to obligated to pay to Lender rent in advance for the portion of said premises occupied by them at the provailing rental therefor per month as fixed and determined to lander to the default of the part of the pa tor the portion of said premised occupied by them at the provating rental therefor per month as liked and determined by Lender his suddement, and a faiture on the part of the undersigned promptly to pay said rent on the first day of each and every month in advance shall in and of itself constitute a forcible entry and detainer, and Lender may in its own har, and without any Other notice or demend, meintain an action of forcible entry and detainer against the undersigner, and obtain possession of the premises occupied by them.

Anything herein to the contrary notwithstanding, no liability of any sort whatsoever is incurred or assumed under and by virtue of this instrument for any error of judgment or for any act done or omitted to be done by bonder in good faith, or for any mitty a of fact or law or anything which it may do or retrain from doing nore-under, except for its own willful default, it being understood and agreed that in taking possession and operating, managing and proserving the said real entire. Lender does no without incurring any liability for any matters or things except as hereinabone provided. things except as hereinabove provided.

Pailure by Londer at any time to avail itself of all or any of the provisions hereof shall not be construed or deemed to be a waiver by it thereof. This confirment shall remain in full force and effect until the entire indebtedness secured by said Trust Deed or Mortage, has been fully paid, and, in case of a deficiency on fore-closure sale, until the expiration of the puriod of Fedemption from the sale.

Lender may assign all its rights, title and interest hereunder, and all the terms and provisions beroof shall be binding upon and intre to the benefit of the respective legal representatives, successors, assigns and substitutes of the respective parties hereto.

The payment of the Note and release of the Trust Deed wereing said Note shall ipso facto operate as a release of this instrument.

GIVEN under hy hand and seal	this 24 day of April	, A.D., 1990
	MULICA'S DILL TAU LIQUO	RS. 1940.
	By: Miller Jo	(BEAL)
	Accessi	(SEAL)
STATE OF	Ciden Figure	
Cook County) * no	Lary public in and for and re	hiding in the said County,
in the State aforesaid, Do Horsby Carti	fy that Washington Presi	dest of MULICA'S
	DELI AND LIQUORS, INC.	·Cb
*of said Company	permonally known to me to be the name public filed to the foregoing instrument, day in permon, and acknowledged that he delivered the maid instrument as the act, for the uses and purposes therein of	appeared before me this
	GIVEN under my hend and	seal this
	day of April	A.D. 19gg .
	100000	
	Notary Public	

44 Jan 1971 My Common de for

After Recording, Mail to and Prepared by:

Simon R. Aronson Lord, Bissell & Brook 115 South LaSalle Street Chiengo, 11, 60603

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