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LEASE AND RENT ASSIGNMENT

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For the purpose of further securing the Note dated April 13 1990 made by Raymond R. India and Cecelia India, his wife

payable to BEARER in the principal amount of Seventy thousand and no/100 DOLLARS (\$ 70,000.00)

secured by Trust Deed bearing even date with said Note, whereby Raymond R. India and Cecelia India, his wife

conveyed to LaSalle Bank Lake View as Trustee, the following described real estate:

Lot 12 in Sulzer's Addition to Belle Plaine being a subdivision of the South 4.81 Acres of the North West 1/4 of the South West 1/4 (West of Clark Street) of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I. #14-17-305-022 1456 W. Berteau Chicago, IL 60613

13.00

and in consideration of the making by LaSalle Bank Lake View (hereinafter called the "Bank"), of the loan evidenced by said Note, the undersigned does hereby assign, transfer and set over unto the Bank all the right, title and interest of the undersigned in, to and under all leases of any and every kind now or hereafter existing with respect to said real estate or any part thereof.

together with all rents accrued and to accrue under each and all of said leases and all other rents at any time arising out of said real estate; hereby reserving to the undersigned the privilege of collecting said rents as they become due for so long as there shall be no default under said Note or said Trust Deed or this Assignment, but no instalment of rent shall ever be collected by the undersigned in advance of its due date. This Assignment shall remain in full force and effect until all indebtedness secured by said Trust Deed has been paid in full.

The undersigned does further hereby covenant and agree with the Bank that until said indebtedness has been paid in full, the undersigned upon the Bank's request will furnish to it true copies of all of said leases and will make, sign and deliver to the Bank such other and additional instruments as may be necessary, desirable or convenient to enable the Bank to have, hold and enjoy its rights as assignee of any and all leases at any time made and entered into with respect to said real estate or any part thereof and as assignee of all the rents at any time arising out of said real estate.

Until the Bank shall notify the lessee or lessees under said lease or leases and tenant or tenants of said real estate that there has been a default under said Note or said Trust Deed or this Assignment, such lessee or lessees and tenant or tenants shall be entitled to pay such rents as they become due to the undersigned, provided that no instalment of rent shall ever be paid to the undersigned in advance of its due date.

In the event of any default under said Note or said Trust Deed or this Assignment, the Bank shall have the right (but not the duty) to take whatever steps it may deem necessary, desirable or convenient to enforce or realize upon this Assignment and

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