

This Instrument prepared by:  
COLE TAYLOR BANK  
5501 W. 79th Street  
Burbank, IL 60459

**UNOFFICIAL COPY** 30208808

ASSIGNMENT OF RENTS  
AND LEASES

3415

Chicago, Illinois April 24, 1990

**Know all Men by these Presents,** that FIRST NATIONAL BANK OF EVERGREEN PARK

Banking Association, not personally but as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated March 22, 1990 and known as its trust number 11159

(hereinafter called-Assignor), in consideration of Ten Dollars (\$10.00) in hand paid, and of other good and valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, does hereby assign, transfer and set over unto

Cole Taylor Bank (hereinafter called the Assignee), all the rents, earnings, income, issues and profits, if any, of and from the real estate and premises hereinafter described, which are now due and which may hereafter become due, payable or collectible under or by virtue of any lease, whether written or oral, or any letting of, possession of, or any agreement for the use or occupancy of any part of the real estate and premises hereinafter described, which said Assignor may have heretofore made or agreed to, or may hereafter make or agree to, or which may be made or agreed to by the Assignee under the powers hereinafter granted, together with any rents, earnings and income arising out of any agreement for the use or occupancy of the following described real estate and premises to which the beneficiaries of Assignor's said trust may be entitled; it being the intention hereof to make and establish hereby an absolute transfer and assignment of all such leases and agreements and all the rents, earnings, issues, income, and profits thereunder, unto the Assignee herein, all relating to the real estate and premises situated

in the County of Cook and described as follows, to wit:

The North 70 feet of Lot 3 in Chicago Ridge Industrial Park, a Subdivision of Block 23 in Chicago Ridge, a subdivision in the North West Quarter of Section 17, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

13.00

P.I.N. 24-17-102-014

Property address: COOK COUNTY, ILLINOIS  
10333 S. Oxford  
Chicago Ridge, IL 60415

APR 24 1990 07 90208808

This instrument is given to secure payment of the principal sum of One Hundred

Thousand and No/100 Dollars, and interest upon a

certain loan secured by Mortgage or Trust Deed to Cole Taylor Bank

as Trustee or Mortgagee dated April 24, 1990 and recorded in the Recorder's Office or Registered in the Office of the Registrar of Titles of the above named County, conveying the real estate and premises hereinabove described. 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 or may hereafter accrue under said Trust Deed or Mortgage have been fully paid.

This assignment shall not become operative until a default exists in the payment of principal or interest or in the performance of the terms or conditions contained in the Trust Deed or Mortgage herein referred to and in the Note or Notes secured thereby.

Without limitation of any of the legal rights of Assignee as the absolute assignee of the rents, issues and profits of said real estate and premises above described, and by way of enumeration only, it is agreed that in the event of any default under the said Trust Deed or Mortgage above described, whether before or after the note or notes secured by said Trust Deed or Mortgage is or are declared to be due in accordance with the terms of said Trust Deed or Mortgage, or whether before or after the institution of any legal proceedings to foreclose the lien of said Trust Deed or Mortgage, or before or after any sale thereunder, Assignee shall be entitled to take actual possession of the said real estate and premises hereinabove described, or of any part thereof, personally or by agent or attorney, as for condition broken, and may, with or without force, and with or without process of law, and without any action on the part of the holder or holders of the indebtedness secured by said Trust Deed or Mortgage, enter upon, take, and maintain possession of all or any part of said real estate and premises hereinabove described together with all documents, books, records, papers, and accounts relating thereto, and may exclude the Assignor, its beneficiaries or their agents or servants, wholly therefrom, and may hold, operate, manage and control the said real estate and premises hereinabove described, and conduct the business thereof. Assignee may, at the expense of the mortgaged property, from time to time, cause to be made all necessary or proper repairs, renewals, replacements, useful alterations, additions, betterments and improvements to the said real estate and premises as may seem judicious, and may insure and reinsure the same, and may lease said mortgaged property in such parcels and for such times and on such terms as may seem fit, including leases for terms expiring beyond the maturity of the indebtedness secured by said Trust Deed or Mortgage, and may cancel any lease or sub-lease for any cause or on any ground which would entitle the Assignor or its beneficiaries to cancel the same. In every such case the Assignee shall have the right to manage and operate the said real estate and premises, and to carry on the business thereof as to the Assignee shall deem best. Assignee shall be entitled to collect and receive all earnings, revenues, rents, and income of the property and any part thereof. After deducting the expense of conducting the business thereof and of all maintenance, repairs, renewals, replacements, alterations, additions, betterments, and improvements, and all payments which may be made for taxes, assessments, insurance, and prior or proper charges on the said real estate and premises, or any part thereof, including the just and reasonable compensation for the services of the Assignee and of the Assignee's attorneys, agents, clerks, servants, and others employed by Assignee in connection with the operation, management, and control of the mortgaged property and the conduct of the business thereof, and such further sums as may be sufficient to indemnify the Assignee against any liability, loss, or damage on account of any matter or thing done in good faith in pursuance of the rights and powers of Assignee hereunder, the Assignee shall apply any and all moneys arising as aforesaid to the payment of the following items in such order as said Assignee deems fit:

- (1) Interest on the principal and overdue interest on the note or notes secured by said Trust Deed or Mortgage, at the rate therein provided; (2) interest accrued and unpaid on the said note or notes; (3) the principal of said note or notes from time to time remaining outstanding and unpaid; (4) any and all other charges secured by or created under the said Trust Deed or Mortgage above referred to; and (5) the balance, if any, to the Assignor.

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# UNOFFICIAL COPY

## Assignment of Rents

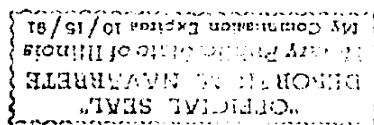
Box No.....

As Trustee

To

DROVERS  
BANK OF CHICAGO  
1542 W. 47th STREET,  
CHICAGO, ILLINOIS 60609

676/677



day of May A.D. 19 90  
Notary Public

GIVEN under my hand and Notarial Seal this 2nd day of May 1990  
said Bank as Trustee as aforesaid, for the uses and purposes therein set forth.  
Bank to said instrument as his own free and voluntary act and as the free and voluntary act of  
edged that he, as custodian of the corporate seal of said Bank, did affix the corporate seal of said  
the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowl-  
free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for  
person and acknowledged that they signed and delivered the foregoing instrument as their own  
President, Trust Officer, and Assistant Secretary, respectively, appeared before me this day in  
to be the same persons whose names are subscribed to the foregoing instrument as such Vice-  
Assistant Secretary of First Nat'l Bank of Evergreen Park, Robert J. Mayo

Assistant Trust Officer of First Nat'l Bank of Evergreen Park, Robert J. Mayo  
Joseph C. Fanello, Senior Vice-President Trust Officer  
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify, that

STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

BY:   
Senior Vice-President Trust Officer  
ATTEST:   
Assistant Secretary Trust Officer

THIS ASSIGNMENT OF RENTS, is executed by Evergreen Park  
in the exercise of the power and authority conferred upon and vested in it as such Trustee. Nothing herein or in said Trust Deed or  
Mortgage or in said Note or Notes contained shall be construed as creating any liability of First Nat'l Bank of Evergreen Park  
personally to pay the said Note or Notes or any interest thereon, or any indebtedness accruing thereunder or hereunder,  
or to perform any agreement or covenant or implied herein or therein contained, all such liability, if any, being expressly  
waived by Assignee and by anyone now or hereafter claiming any right or security hereunder. So far as First Nat'l Bank of  
of any indebtedness accruing hereunder or anyone making any claim hereunder shall look solely to the trust property herein described  
and to the rent thereon assigned for the payment thereof, by the enforcement of the lien hereby and by said Trust Deed or Mortgage  
created, in the manner herein and in said Trust Deed or Mortgage and Note or Notes provided.  
IN WITNESS WHEREOF, First Nat'l Bank of Evergreen Park, as Trustee as aforesaid, has caused these  
presents to be signed by its Vice-President Trust Officer, and its corporate seal to be hereunto affixed and attested by its Assistant  
Secretary, at the place and on the date first above written.

The release of the Trust Deed or Mortgage securing said note shall ipso facto operate as a release of this instrument.  
The failure of Assignee, or any of the agents, attorneys, successors or assigns of the Assignee to enforce any of the terms, pro-  
visions and conditions of this agreement for any period of time, at any time or times, shall not be construed or deemed to be a waiver  
of any rights under the terms hereof but said Assignee or the agents, attorneys, successors, or assigns of the Assignee shall have full  
right, power and authority to enforce this agreement, or any of the terms, provisions, or conditions hereof, and exercise the power,  
hereunder, at any time or times that shall be deemed fit.  
This instrument shall be assignable by Assignee, and all of the terms and provisions hereof shall be binding upon and inure to  
the benefit of the respective executors, administrators, legal representatives, successors and assigns of each of the parties hereto.

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