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PAYMENT AND PERFORMANCE. This assignment is given to secure (1) payment of the indebtedness and (2) performance of any and all obligations of grantor under the note and this assignment. This assignment is given and accepted on the following terms:

Property. The word "Property" means the real property, and all improvements thereon, described above in the "Assignment" section. Related Documents. The words "Related Documents" mean and include without limitation all promissory notes, credit agreements, loan agreements, guarantees, security agreements, mortgages, deeds of trust, and all other instruments and documents, whether now or hereafter existing, executed in connection with Grantor's indebtedness to Lender.

Note. The word "Note" means the promissory note or credit agreement dated May 18, 1990, in the original principal amount of \$30,000.00 from Grantor to Lender, together with all renewals or extensions of, modifications of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is a variable interest rate based upon an index. The index currently is 10.00% per annum. The interest rate to be applied to the unpaid principal balance of this Assignment shall be at a rate equal to the index, subject however to the following maximum rate, resulting in an initial rate of % per annum. NOTICE: Under no circumstances shall the interest rate on this Assignment be more than (except for any higher default rate shown below) the lesser of 25.00% per annum or the maximum rate allowed by applicable law.

Lender. The word "Lender" means Interstate Bank of Oak Forest, its successors and assigns. Grantor. The word "Grantor" means John E. Gaspart and Mary L. Gaspart. Indebtedness. The word "Indebtedness" means all principal and interest payable under the Note and any amounts expended or advanced by Lender to discharge obligations of Grantor or expenses incurred by Lender to enforce obligations of Grantor under this Assignment, together with interest on such amounts as provided in this Assignment. Specifically, without limitation, this Assignment secures a revolving line of credit, which obligates Lender to make advances to Grantor so long as Grantor complies with all the terms of the Note. Such advances may be made, repaid, and remade from time to time, subject to the limitation that the total outstanding balance owing at any one time, not including finance charges on such balance at a fixed or variable rate or sum as provided in the Note, any temporary overages, other charges, and any amounts expended or advanced as provided in this paragraph, shall not exceed the Credit Limit as provided in the Note. It is the intention of Grantor and Lender that this Assignment secures the balance outstanding under the Note from time to time from zero up to the Credit Limit as provided above and any intermediate balance.

Event of Default. The words "Event of Default" mean and include any of the Events of Default set forth below in the section titled "Events of Default." Assignment. The word "Assignment" means the Assignment of Rents between Grantor and Lender, and includes without limitation all assignments and security interest provisions relating to the Rents. DEFINITIONS. The following words shall have the following meanings when used in this Assignment. Terms not otherwise defined in this Assignment shall have the meanings attributed to such terms in the Illinois Uniform Commercial Code. Property tax identification number is 28-1-408-084-0000.

The Real Property or its address is commonly known as 1813 Human Avenue, Midlothian, IL 60445. The Real Property tax identification number is 28-1-408-084-0000. The Third Principal Meridian, in Cook County, Illinois. West 1/3 of the North East 1/4 of the South East 1/4 of Section 11, Township 36 North, Range 13, East of Lot 5 in Grill's Subdivision, being a subdivision of part of the North 200 feet of the South 600 feet of the

ASSIGNMENT OF RENTS

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

1500

90272237

90272237

SEND TAX NOTICES TO:  
Interstate Bank of Oak Forest  
1533 South Cicero  
Attn: Loan Department  
Oak Forest, IL 60432

WHEN RECORDED MAIL TO:  
Interstate Bank of Oak Forest  
1533 South Cicero  
Attn: Loan Department  
Oak Forest, IL 60432

Interstate Bank of Oak Forest  
1533 South Cicero  
Attn: Loan Department  
Oak Forest, IL 60432

RECORDATION REQUESTED BY INTERSTATE BANK OF OAK FOREST, ILLINOIS

1990 JUN 11 AM 11:11

589000180

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ASSIGNMENT OF RENTS (Continued)

Assignment as they become due, and shall strictly perform all of Borrower's obligations. Unless and until Lender exercises its right to collect the Rents and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and

LENDER'S RIGHT TO COLLECT RENTS. Lender shall have the right at any time, and even though no default shall have occurred under this Assignment, to collect and receive the Rents. For this purpose, Lender or its duly appointed agent shall have the right to enter the Property and

Notice to Tenants. Lender may send notices to any and all tenants of the Property advising them of this Assignment and directing all Rents to be paid directly to Lender or Lender's agent.

ENTER THE PROPERTY. Lender may enter upon and take possession of the Property; demand, collect and receive from the tenants or from any other persons having the right, all or the Rents; institute and carry on all proceedings necessary for the protection of the Property, including such proceedings as may be necessary to recover possession of the Property; collect the Rents and remove any tenant or tenants or other persons from the Property.

MAINTAIN THE PROPERTY. Lender may enter upon the Property to maintain the Property and keep the same in repair; to pay the costs thereof and of all services of all employees, including their equipment, and of all continuing costs and expenses of maintaining the Property in proper repair and in condition, and also to pay all taxes, assessments and water utilities, and the premiums on fire and other insurance effected by Lender on the Property.

COMPLIANCE WITH LAWS. Lender may do any and all things to execute and comply with the laws of the State of Illinois and also all other laws, rules, orders, ordinances and requirements of all other governmental agencies affecting the Property.

LEASE THE PROPERTY. Lender may rent or lease the whole or any part of the Property for such term or terms and on such conditions as Lender may deem appropriate.

EMPLOY AGENTS. Lender may engage such agent or agents as Lender may deem appropriate, either in Lender's name or in Grantor's name, to rent and manage the Property, including the collection and application of Rents.

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GRANTOR: John E. Gaspert x  
MAY L. GASPERT x

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT OF RENTS, AND EACH GRANTOR AGREES TO ITS TERMS.

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