

UNOFFICIAL COPY

91415062

August 7, 1991

Know all Men by these Presents, THAT

Herman Lazar and Debbie Lazar, his wife, hereinafter called First Party, in consideration of One Dollar (\$1.00), to in hand paid, and of other good and valuable considerations, the receipt and sufficiency whereof are hereby acknowledged and confessed do hereby assign, transfer and set over unto Albany Bank and Trust Company its successors and assigns (hereinafter called the Second Party), all the rents, earnings, income, issues and profits 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 verbal, 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 First Party may have heretofore made or agreed to or may hereafter make or agree to, or which may be made or agreed to by the Second Party under the powers hereinafter granted to it; it being the intention hereof to hereby make and establish an absolute transfer and assignment of all such leases and agreements and all the rents, earnings, issues, income, and profits thereunder, unto the Second Party herein, all relating to the real estate and premises situated in the City of Chicago, County of Cook, and described as follows, to-wit:

73-09-442

Lot 63 in Woodfield Business Center Two-West, being a Subdivision of part of the North East 1/4 of Section 10, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 125 Commerce Drive, Schaumburg, Illinois
Permanent Index Number: 07-10-204-009

13.00

1991 AUG 14 PM 3:06

91415062

hereby releasing and waiving all rights, if any, of First Party under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This instrument is given to secure payment of the principal sum and the interest of or upon a certain loan for

Seven Hundred Thousand and 00/100

secured by Trust Deed to Albany Bank and Trust Company N.A.

as trustee dated August 7, 1991 and filed for record in the recorder's Office of Cook County, Illinois, conveying the real estate and premises hereinabove described, and 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, 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 herein referred to and in the Note secured thereby.

Without limitation of any of the legal rights of Second Party as the absolute assignee of the rents, issues, and profits of said real estate and premises above described, and by way of enumeration only, First Party hereby covenants and agrees that in the event of any default by the First Party under the said trust deed above described, the First Party will, whether before or after the note or notes secured by said trust deed is or are declared to be immediately due in accordance with the terms of said trust deed, or whether before or after the institution of any legal proceedings to foreclose the lien of said trust deed, or before or after any sale therein, forthwith, upon demand of Second Party, surrender to Second Party, and Second Party shall be entitled to take actual possession of, the said real estate and premises hereinabove described, or of any part thereof, personally or by its agents or attorneys, as for condition broken, and, in its discretion, 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, 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 of First Party relating thereto, and may exclude the First Party, its agents, or servants, wholly therefrom, and may, in its own name, as assignee under this assignment, hold, operate, manage and control the said real estate and premises hereinabove described, and conduct the business thereof, either personally or by its agents, and may, at the expense of the mortgaged property, from time to time, either by purchase, repair, or construction, make all necessary or proper repairs, renewals, replacements, useful alterations, additions, betterments, and improvements to the said real estate and premises as to it 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 to it may seem fit, including leases for terms expiring beyond the maturity of the indebtedness secured by said trust deed, and may cancel any lease or sub-lease for any cause or on any ground which would entitle the First Party to cancel the same, and in every such case the Second Party shall have the right to manage and operate the said real estate and premises, and to carry on the business thereof, as it shall deem best, and the Second Party shall be entitled to collect and receive all earnings, revenues, rents, issues, profits, and income of the same, and any part thereof, and, after deducting the expenses 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 Second Party and of its attorneys, agents, clerks, servants, and others employed by it, properly engaged and employed, for services rendered 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 Second Party 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 Second Party hereunder, the Second Party may apply any and all moneys arising as aforesaid

- (1) To the payment of interest on the principal and overdue interest on the note or notes secured by said trust deed, at the rate therein provided;
- (2) To the payment of the interest accrued and unpaid on the said note or notes;
- (3) To the payment of the principal of the said note or notes from time to time remaining outstanding and unpaid;
- (4) To the payment of any and all other charges secured by or created under the said trust deed above referred to; and
- (5) To the payment of the balance, if any, after the payment in full of the items hereinbefore referred to in (1), (2), (3), and (4), to the First Party.

91415062

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY 0 6 2

This instrument shall be assignable by Second Party, 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.

The failure of Second Party, or any of its agents or attorneys, successors or assigns, to avail itself or themselves of any of the terms, provisions, 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 of its, his, or their rights under the terms hereof, but said Second Party, or its agents or attorneys, successors or assigns shall have full right, power and authority to enforce this agreement, or any of the terms, provisions, or conditions hereof, and exercise the powers hereunder, at any time or times that shall be deemed fit.

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

GIVEN under the hands and seals the day and year first above written.

Herman Lazar [SEAL]
Herman Lazar

Debbie Lazar [SEAL]
Debbie Lazar

[SEAL]

This instrument is made, executed and delivered in pursuance of a resolution duly adopted at a meeting of the Board of Directors of the said corporation.

IN TESTIMONY WHEREOF the said

{ CORPORATE SEAL }

both caused these presents to be signed by its _____ President and attested by its _____ Secretary and caused its corporate seal to be hereunto affixed this _____ day of _____

A D 19 _____

ATTEST

Secretary By _____ President

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, Grace E. Stanton a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That Herman Lazar and Debbie Lazar, his wife

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GRACE E. STANTON
Notary Public under commission No. _____
My Comm. expires Feb. 17, 1992

Notarial Seal, this 13th day of August, 1991
Grace E. Stanton
NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____ a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That _____

personally known to me to be the _____ President of the _____

and _____

personally known to me to be the _____ Secretary of said Corporation, whose names are subscribed to the within instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument of writing as _____ President and _____ Secretary of said Corporation, and caused the seal of said Corporation to be thereunto affixed, as their free and voluntary act and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this _____ day of _____, 19 _____

NOTARY PUBLIC

91415062

UNOFFICIAL COPY

Assignment of Rents

TO

Property of Cook County Clerk's Office

ALBANK
ALBANY BANK & TRUST COMPANY N.A.
3400 W. LAWRENCE AVE CHICAGO, IL 60625 312.267.7300