

# UNOFFICIAL COPY

91433476

W-FA-73-12-571

THIS INSTRUMENT WAS PREPARED BY: Maureen Clinton  
One South Dearborn Street  
Chicago, IL 60603

LOAN#: 010059218

## ASSIGNMENT OF RENTS

### CITIBANK

Corporate Office  
One South Dearborn Street  
Chicago, Illinois 60603  
Telephone (1 312 977 5000)

KNOW ALL MEN BY THESE PRESENTS, that the undersigned,

ITASCA BANK AND TRUST COMPANY

13<sup>00</sup>

of the City of Itasca County of DuPage and  
State of Illinois, not personally but as Trustee under the provisions of a Trust Agreement dated 08/06/91 and  
known as Trust No. 10237, in consideration of a loan in the amount of  
TWO HUNDRED THIRTY THOUSAND EIGHT HUNDRED AND NO/100

dollars(\$ 230,800.00 )  
evidenced by a promissory note and secured by a mortgage, both instruments bearing even date herewith, and other good and valuable consideration, does hereby sell, assign, transfer and set over unto Citibank, Federal Savings Bank, A Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States, or to its successors and assigns, (hereinafter referred to as the Association), all the rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal and whether now existing or hereafter executed, or any letting of or any agreement for the use or occupancy of any part of the following described premises:

PARCEL 1: LOT 3 IN F. R. MCKENZIE JUNIOR'S HANOVER TERRACE SUBDIVISION, BEING A SUBDIVISION OF PARTS OF SECTION 35 AND SECTION 36, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON THE PLAT OF F.R. MCKENZIE JUNIOR'S HANOVER TERRACE SUBDIVISION RECORDED MAY 16, 1969 AS DOCUMENT 20842837 AND REFERRED TO IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED OCTOBER 16, 1969 AND RECORDED NOVEMBER 19, 1969 AS DOCUMENT 21017098 AND AS AMENDED BY DOCUMENT 88462067 AND AS CREATED BY AN INSTRUMENT WITH PLAT OF EASEMENTS MARKED "EXHIBIT A" ATTACHED THERETO AMENDING THE PLAT OF HANOVER TERRACE SUBDIVISION RECORDED MAR 10, 1970 AS DOCUMENT 21132384 FOR INGRESS AND EGRESS, DRIVEWAY AND PARKING OVER THE "EASEMENT AREAS" DEPICTED ON THE PLAT OF EASEMENTS MARKED "EXHIBIT A" ATTACHED TO DOCUMENT 21132384 (EXCEPT THAT PART FALLING IN PARCEL 1), ALL IN COOK COUNTY, ILLINOIS.

TAX I.D. #06-36-311-013-0000

COOK COUNTY, ILLINOIS

more commonly known as:

2320 Glendale Terrace  
Hanover Park, IL 60103

1991 AUG 23 PM 3:41

91433476

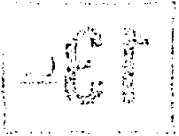
IT IS UNDERSTOOD AND AGREED THAT THE ASSOCIATION WILL NOT EXERCISE ANY OF ITS RIGHTS UNDER THIS ASSIGNMENT UNTIL AFTER DEFAULT UNDER THE TERMS OF THE AFORESAID PROMISSORY NOTE AND MORTGAGE.

It is the intention of the undersigned hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the Association, whether such leases or agreements may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Association under the power herein granted.

The undersigned does hereby irrevocably appoint the Association the agent of the undersigned and consent that the Association assume the management of said property, and may let and re-let said premises or any part thereof, according to its own discretion, and bring or defend any suits in connection with said premises in its own name, or in the name of the undersigned, as it may consider expedient, and make such repairs to the premises as it may deem proper or advisable, and to do anything in and about said premises that the undersigned might do, hereby ratifying and confirming anything and everything that the Association may do.

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01/14/14

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It is understood and agreed that the Association may demand full and complete payment of any present or future indebtedness or liability of the undersigned to the Association, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses and the care and management of said premises including taxes, assessments and insurance premiums which may in its judgment be deemed proper and advisable, and the undersigned does hereby ratify and confirm all that the Association may do by virtue hereof. This assignment shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto and shall be construed as a covenant running with the land and shall continue in full force and effect until all of the indebtedness or liability of the undersigned to the Association shall be fully paid, at which time this assignment shall terminate.

The failure of the Association to exercise any right which it might exercise hereunder shall not be deemed a waiver by the Association of its right of exercise thereunder.

THIS ASSIGNMENT is executed by the undersigned Trustee, not personally but as Trustee under the terms of the aforesaid Trust Agreement, and it is expressly understood and agreed by the parties hereto, anything herein to the contrary notwithstanding, that each and all of the covenants, undertakings and agreements herein made are made and intended, not as personal covenants, undertakings and agreements of the Trustee in its individual corporate capacity, but as covenants, undertakings and agreements of the Trustee acting solely in the exercise of the powers conferred upon it as such Trustee, and no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforced against the Trustee in its individual corporate capacity, or against any agent or employee of the said Trustee, on account hereof, or on account of any covenant undertaking or agreement herein contained, either expressed or implied, all such personal liability, if any, being hereby expressly waived and released by the parties hereto or holders hereof, and by all persons claiming by or through or under said parties or holders; and any of said parties or holders shall look solely to the real estate herein described, and the avails, issues and profits thereof or therefrom.

ITASCA BANK AND TRUST COMPANY

IN WITNESS WHEREOF,

not personally but as Trustee as aforesaid, has caused these presents to be signed by its Trust Officer ~~XXXXXX~~ and its corporate seal to be hereunto affixed and attested by its Assistant Secretary this

Day of August 7th, A.D. 19 91

ITASCA BANK AND TRUST COMPANY

not personally, but as Trustee as aforesaid

ATTEST

By: [Signature]  
Its: Assistant Secretary

By: [Signature]  
Its: Trust Officer

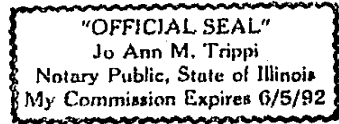
STATE OF ILLINOIS )  
COUNTY OF DuPage ) SS:

I, JoAnn M. Trippi, a Notary Public in and for the said County in the State aforesaid, Do HEREBY CERTIFY THAT Stanley A. Perry, personally known to me to be the Trust Officer of Itasca Bank & Trust Co. and Virginia M. Tisdall, Assistant Secretary respectively of Itasca Bank & Trust Co. in which name, as Trustee, the above and foregoing instrument is executed, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said corporation, as Trustee as aforesaid, for the uses and purposes therein set forth, and caused the corporate seal of said corporation to be thereto affixed.

GIVEN under my hand and Notarial Seal this 7th day of August, A.D. 19 91

My Commission Expires:  
June 5, 1992

[Signature]  
Notary Public



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Box 165

ASSIGNMENT OF RENTS

LOAN#: 010059216

ITASCA BANK AND TRUST COMPANY

To

Citibank, Federal Savings Bank  
A Federal Savings and Loan Association

Upon Property Located at:

2320 Glendale Terrace  
Hanover Park, IL 60103

Corporate Office  
One South Dearborn Street  
Chicago, Illinois 60603

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