

UNOFFICIAL COPY

NO. 681
FEBRUARY 1990

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ASSIGNMENT OF RENTS (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form. Failure to follow the publication rules of this form makes any warranty with respect thereto, including any warranty of non-liability, void.

915-19722

KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor,

NBD Trust Co. of Illinois, successor to NBD Park Ridge
Bank as Trustee u/t/a dtd 7-14-88 a/k/a Trust #5893-PR

of the Village of Glenview County of Cook

and State of Illinois, in consideration of One Dollar (\$1) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over unto the Assignee,

Bank of Northern Illinois
of the Village of Glenview County of Cook

and State of Illinois, his executors, administrators and assigns, all the avails, rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of, or any agreement for the use or occupancy of any part of the premises hereinafter described, which may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Assignee under the power herein granted, it being the intention to hereby establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the Assignee and especially those certain leases and agreements now existing as follows, to-wit:

DEPT-01 RECORDING \$14.00
T44444 TEAM 5590 10/21/91 15:12:00
#S47 D *91-549722
COOK COUNTY RECORDER

915-19722

Above Space For Recorder's Use Only

DATE OF LEASE	LESSOR	TERM	MONTHLY RENT
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such rent being payable monthly in advance with respect to the premises described as follows, to-wit:

Lot 17 in Appple Valley Subdivision, being a Subdivision of the East 30 Acres of the North 1/2 of the North East 1/2 and part of the East 10 acres of the South 1/2 of the East 1/2 of the North East 1/2 of Section 33, Township 42 N., Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

EXONERATION PROVISION RESTRICTING ANY LIABILITY OF NBD TRUST COMPANY OF ILLINOIS ATTACHED HERETO IS HEREBY EXPRESSLY MADE A PART HEREOF.

Permanent Real Estate Index Number(s) 04-33-208-032
Address(es) of premises: 2943 Peachgate Ct., Glenview, IL 60025

and the Assignor hereby irrevocably appoints the Assignee as his true and lawful attorney to collect all of said avails, rents, issues and profits arising or accruing at any time hereafter, and all now due or that may hereafter become due under each and every the leases or agreements, written or verbal, existing or to hereafter exist, for said premise and to use such measures, legal or equitable, as in his discretion may be deemed proper or necessary to enforce the payment of the security of such avails, rents, issues and profits, or to secure and maintain possession of said premises or any portion thereof and to fill any and all vacancies, and to rent, lease or let any portion of said premises to any party or parties at his discretion, hereby granting full power and authority to exercise each and every the rights, privileges and powers herein granted at any and all times hereafter without notice to the Assignor, and further, with power to use and apply said avails, issues and profits to the payment of any indebtedness or liability of the Assignor to the Assignee, due or to become due, or that may hereafter be contracted, and also to the payment of all expenses and the care and management of said premises, including taxes and assessments, and the interest on incumbrances, if any, which may in said attorney's judgment be deemed proper and advisable, hereby ratifying all that said attorney may do by virtue hereof.

GIVEN under _____ hand _____ and seal on this 27th day of September 19 91

(SEAL) NBD Trust Co., of Illinois, successor to NBD Park Ridge Bank as Trustee u/t/a dtd 7-14-88 a/k/a Trust #5893-PR

STATE OF _____ }
County of _____ } a notary public in and for said County, in the State aforesaid, Do Hereby Certify that _____ personally known to me to be the same person whose name _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this _____ day of _____, 19____.

Notary Public

This instrument was prepared by _____

(NAME AND ADDRESS)

McGraw-Hill Printing

915-19722

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RIDER ATTACHED TO AND MADE A PART OF ASSIGNMENT OF RENTS
DATED SEPTEMBER 27, 1991 UNDER TRUST NO. 5893-PR

This ASSIGNMENT OF RENTS is executed by NBD TRUST COMPANY OF ILLINOIS, successor Trustee to NBD Park Ridge Bank, formerly known as Citizens Bank and Trust Company, not personally but as Trustee only. It is expressly understood and agreed by the parties hereto, anything contained therein to the contrary notwithstanding, that each and all of the promises, covenants, undertakings and agreements herein made are not intended as personal promises, covenants, undertakings and agreements of the said Trustee, nor as any admission that the said Trustee is entitled to any of the rents, issues, or profits under the said Trust, it being understood by all parties hereto that the Trustee at no time is entitled to receive any of the rents, issues, or profits of or from said trust property. This instrument is executed by NBD TRUST COMPANY OF ILLINOIS, as Trustee, solely in the exercise of the authority conferred upon it as said Trustee, and no personal liability or responsibility shall be assumed by, nor at any time be asserted or enforced against it, its agents or employees, on account hereof, or on account of any promises, covenants, undertakings or agreements herein or in said Note contained, either expressed or implied, all such liability, if any, being expressly waived and released by the mortgagee or holders of said Note and by all persons claiming by, through or under said mortgage or the holder or holders, owner or owners of said Note and by every person now or hereafter claiming any right or security thereunder. It is understood and agreed that NBD TRUST COMPANY OF ILLINOIS, individually or as Trustee, shall have no obligation to see to the performance or nonperformance of any of the covenants or promises herein contained, and shall not be liable for any action or nonaction taken in violation of any of the covenants herein contained.

It is also expressly understood and agreed by every person, firm or corporation claiming any interest under this document that NBD TRUST COMPANY OF ILLINOIS shall have no liability, contingent or otherwise, arising out of, or in any way related to, (i) the presence, disposal, release or threatened release of any hazardous materials on, over, under, from or affecting the property, soil, water, vegetation, building, personal property, persons or animals thereof; (ii) any personal injury (including wrongful death) or property damage (real or personal) arising out of or related to such hazardous materials; (iii) any lawsuit brought or threatened, settlement reached or government order relating to such hazardous materials, and/or (iv) any violation of laws, orders, regulations, requirements or demands of government authorities, or any policies or requirements of the Trustee which are based upon or in any way related to such hazardous materials including, without limitation, attorneys' and consultants' fees, investigation and laboratory fees, court costs, and litigation expenses.

NBD TRUST COMPANY OF ILLINOIS, successor Trustee to NBD Park Ridge Bank, formerly known as Citizens Bank and Trust Company, as Trustee under Trust No. 5893-PR, and not individually

By: Terrell E. Young
Assistant Vice President and Trust Officer

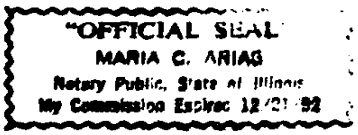
ATTEST
Judy Kellerton
Trust Officer

State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for said County in the State of Illinois, do hereby certify that the above Officers of NBD TRUST COMPANY OF ILLINOIS, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument and who were duly sworn before me as Notary Public and Trust Officer, respectively, appeared before me this day in person or by a duly authorized agent and delivered the said instrument as their own 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 the said Trust Officer then and there acknowledged that he/she, as custodian of the corporate seal of said corporation, did affix the said seal to said instrument and thereafter over the said seal and the foregoing instrument, in full and true act of said corporation, as Trustee, as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal at this 15TH day of OCTOBER, 1991

Maria C. Arias
Notary Public



INVESTORS TITLE GUARANTEE

910 5100

12-00-91
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