

# UNOFFICIAL COPY

## ASSIGNMENT OF RENTS

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KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor,

David M. Kaiser and Evelyn Kaiser, his wife as joint tenants

of the City of Chicago, County of Cook and State of Illinois, in consideration 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, Colonial Bank of the City of Chicago County of Cook and State of Illinois, his executors, administrators and assigns, 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, 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:

73-28-307 00 2nd

DATE OF LEASE	LESSEE	TERM	MO. RENT
19__	_____	_____	\$ _____
19__	_____	_____	\$ _____

such rent being payable monthly in advance upon the property described as follows to-wit:

Parcel 1: Unit Number 3 in Piano Factory Townhouse Condominium as delineated on a survey of the following described real estate: Lots 21, 22, 23, 24 and 25 in the Subdivision of part of Lot 13 in County Clerk's Subdivision of Block 43 in Sheffield's Addition to Chicago, lying West of the former right of way of the Chicago and Evanston Railroad and East of the Ward Street, in Section 29, Township 40 North, Range 14, East of the Third Principal Meridian also

That part of the East 1/2 of the South West 1/4 of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 89253514 together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2: Easement for the benefit of Parcel 1 as created by Document 88113935.

Commonly known as: 2501 N. Wayne, Unit 3, Chicago IL 60614  
P.I.N.: 14-29-315-015, 14-29-315-017 and 14-29-315-092

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 premises, and to use such measures, legal or equitable, as in his discretion may be deemed proper or necessary to enforce the payment or 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

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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 my hand and seal this 9th day of October, 1991.

[Signature] (SEAL)  
David M. Kaiser

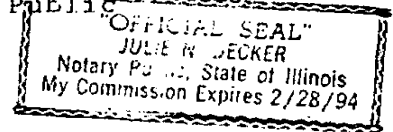
[Signature] (SEAL)  
Evelyn Kaiser

STATE OF Illinois ss.  
County of \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 9th day of October 1991.

[Signature]  
Notary Public



This document was prepared by: Mary Figiel  
Colonial Bank  
5850 W Belmont Ave  
Chicago, IL 60634  
*mail to:*

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PROPOSED COOK COUNTY Clerk's Office