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BOX 392

Mail to: Mark Kanelos
3140 Parkside Ave. #105
Brockton, MA 01928

DEPT-01 RECORDING
#6285 # 5 *-91-453386
TRAN 7859 12/12/91 12:42:00
COOK COUNTY RECORDER
PAGE ONE OF TWO
\$14.00

E. ASSIGNMENT OF RENTS. Mortgagor unconditionally assigns and transfers to the Mortgagee all the rents and revenues of the Property. Mortgagor authorizes Mortgagee or Mortgagee's agents to

D. ASSIGNMENT OF LEASES. Upon Mortgagee's request, Mortgagor shall assign to Mortgagee all leases of the Property, and all security deposits made in connection with leases of the Property. Upon the assignment, Mortgagee shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Mortgagee's sole discretion. As used in this Paragraph D, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

C. RENT LOSS INSURANCE. Mortgagor shall maintain insurance against rent loss in addition to the other hazards for which insurance is required.

B. SUBORDINATE LIENS. Except as permitted by Federal law, Mortgagor shall not allow any lien inferior to the Security Instrument to be perfected against the Property without the prior written permission.

A. USE OF PROPERTY; COMPLIANCE WITH LAW. Mortgagor shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Mortgagee has agreed in writing to the change. Mortgagor shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

In addition to the covenants and agreements made in the Security Instrument, Mortgagor and Mortgagee further covenant and agree as follows:

P.I.N.#s: 18-03-208-031, 18-03-208-032 and 18-03-208-033.

Legally described as follows:
LOTS 19, 20 AND 21 IN BLOCK 81 IN S.E. GROSS
THIRD ADDITION TO GROSSDALE, BEING A SUBDIVISION
OF PART OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

9106-9110 GGDEN AVENUE, BROOKFIELD, ILLINOIS 60513

This Assignment of Rents is made this 27th day of November, 1991, and incorporated into and shall be deemed to amend and supplement the Mortgage of the same date give by the undersigned (the "Mortgagor") to secure Mortgagor's Note to ERVIN J. KLONER, (the "Mortgagee") of the same date and covering the property described in the Security Instrument and located at:

ASSIGNMENTS OF RENTS

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9833386

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Property of Cook County Clerk's Office

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collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Mortgagee or Mortgagee's agents. However, prior to Mortgagee's notice to Mortgagor of Mortgagor's breach of any covenant or agreement in the Security Instrument, Mortgagor shall collect and receive all rents and revenues of the Property as trustee for the benefit of Mortgagee and Mortgagor. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Mortgagee gives notice of breach to Mortgagor: (i) all rents received by Mortgagor shall be held by Mortgagor as trustee for benefit of Mortgagee only, to be applied to the sums secured by the Security Instrument; (ii) Mortgagee shall be entitled to collect and receive all of the rents of the Property; and (iii) each tenant of the Property shall pay all rents due and unpaid to Mortgagor or Mortgagee's agent on Mortgagee's written demand to the tenant.

Mortgagor has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Mortgagee from exercising its rights under this Paragraph E.

Mortgagee shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Mortgagor. However, Mortgagee or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Mortgagee. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

F. CROSS-DEFAULT PROVISION. Mortgagor's default or breach under any note or agreement in which Mortgagee has an interest shall be a breach under the Security Instrument and Mortgagee may invoke any of the remedies permitted by the Security Instrument and the Laws of the State of Illinois.

BY SIGNING BELOW, Mortgagor accepts and agrees to the terms and provisions contained in this Assignments of Rents.

See next page for signature
MORTGAGOR

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98005916

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THIS ASSIGNMENTS OF RENTS is executed by Harris Bank Roselle not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Bank, hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in said principal or interest notes contained shall be construed as creating any liability on the said party of the first part or on said Bank personally to pay the said principal notes or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by said party of the second part and by every person now or hereafter claiming any right or security hereunder, and that so far as the party of the first part and its successors and said Bank personally are concerned, the legal holder or holders of said principal and interest notes and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said principal note, provided.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice-President - Trust Officer and attested by its Assistant Secretary, the day and year first above written.

HARRIS BANK ROSELLE

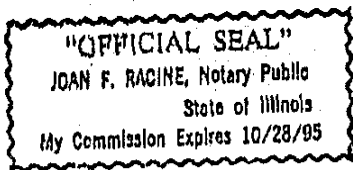
Trustee as aforesaid, under Trust #13316
dated 11-26-91

STATE OF ILLINOIS
COUNTY OF COOK

By Ruth J. Moyaloff Vice-President / Trust Officer
Attest: Russell W. Horvath Assistant Secretary

I, the undersigned, A NOTARY PUBLIC in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Vice-President - Trust Officer of Harris Bank Roselle and the above named Assistant Secretary of said Association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President - Trust Officer and Assistant Secretary respectively, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Association, for the uses and purposes therein set forth; and the said Assistant Secretary did also there acknowledge that he, as custodian of the corporate seal of said Association, did affix the said corporate seal of said Association to said instrument as his own and voluntary act, and as the free and voluntary act of said Association, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 27th day of November 1991



Joan F. Racine
Notary Public

EXCULPATORY CLAUSE

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, representations, covenants, indemnities, undertakings and agreements herein made on the part of the Harris Bank Roselle while in form purporting to be the warranties, representations, covenants, indemnities, undertakings and agreements of said Bank are nevertheless each and every one of them made and intended not as personal warranties, representations, covenants, indemnities, undertakings and agreements by the Bank or for the purpose or with the intention of binding said Bank personally but are made and intended solely for the purpose of binding that portion of the trust property specifically described herein; and this instrument is executed and delivered by said Bank not in its own right, but solely in the exercise of the powers conferred upon it by virtue of the land trust agreement; and that no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against the Bank on account of this instrument or on account of any warranties, representations, indemnities, covenants, undertakings or agreements in this instrument contained, either expressed or implied; all such personal liability, if any, being expressly waived and released by the other parties to this instrument and by all persons claiming by, through, or under said parties. The parties to this instrument hereby acknowledge that under the terms of the land trust agreement the Bank has no obligations or duties in regard to the operation, management and control of the trust premises, nor does it have any possessory interest therein; and that said bank has no right to any of the rents, avails and proceeds from said trust premises. Notwithstanding anything in this instrument contained the Bank is not the agent for the Beneficiary of its trust; and in the event of any conflict between the provisions of this exculpatory paragraph and the body of this instrument, the provisions of this paragraph shall control.

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