

ASSIGNMENT OF RENTS

91695399

Know all men by these presents, that JOHN T. EVEN married to Lisa Warda Even, BRUCE K. ROBERTS married to Alice Roberts AND JAMES L. SIMON married to Shelley Simon, in consideration of One Dollar (\$1.00) in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer, and set over unto AMERICAN NATIONAL BANK OF ARLINGTON HEIGHTS, a National Banking Association, its successors and assigns, all the rents, issues and profits now due and which may hereinafter become due, under or by virtue of any lease, whether written or verbal, or any letting of, or any agreement for the uses 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 grantee hereinafter of 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 grantee herein and especially those certain leases and agreements now existing upon the property described as follows:

90-223 3rd

See Attached Exhibit 'A'

Permanent Tax I.D. Number: 02-28-301-038-1024 (previously 02-28-301-036-1024)

Property Address: 1620 Colonial Parkway, Inverness, IL 60067

DEPT-01 RECORDINGS \$13.50
T#1111 TRAM 2580 12/31/91 13:54:00
45356 : A # - 9 1 - 6 9 5 3 9 9
COOK COUNTY RECORDER


and does authorize irrevocably the above mentioned AMERICAN NATIONAL BANK OF ARLINGTON HEIGHTS in its own name 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 lease or agreement, written or verbal, existing or to hereafter exist, for said premises, and to use such measures, legal or equitable, as in its 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 its discretion, hereby granting full power and authority to exercise each and every right, privilege and power herein granted at any and all times hereafter without notice to the grantor herein, its successors and assigns, and further, with power to use and apply said avails, rents, issues and profits to the payment of any indebtedness or liability of the undersigned to the said AMERICAN NATIONAL BANK OF ARLINGTON HEIGHTS, or its agents, 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 encumbrances, if any, which may be in its judgment deemed proper and advisable.

This instrument is given to secure payment of the principal sum and interest of or upon a certain loan for TWO HUNDRED SIX THOUSAND TWO HUNDRED FIFTY AND 00/100 (\$206,250) DOLLARS secured by a Mortgage bearing even date herewith, and mortgaging the real estate and premises hereinabove described to AMERICAN NATIONAL BANK OF ARLINGTON HEIGHTS, 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 under said Mortgage have been fully paid.

This assignment shall be operative only in the event of a default in the payment of principal and interest secured by said Mortgage or in the event of a breach of any of the covenants in said Mortgage contained.

Dated at Arlington Heights, Illinois, this 30th day of December, 1991.


John T. Even


James L. Simon


Bruce K. Roberts

91695399

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EXHIBIT "A"
LEGAL DESCRIPTION

UNIT 24 IN WILLIAMSBURG VILLAGE CONDOMINIUM, IN THE VILLAGE OF INVERNESS, COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: WILLIAMSBURG UNIT 1 BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1982 AS DOCUMENT 26362326, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 26456829, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM AND AS AMENDED FROM TIME TO TIME, EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS, AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGE SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED THEREBY.

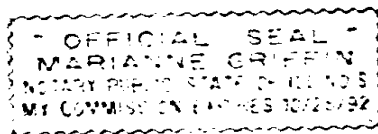
STATE OF ILLINOIS
COUNTY OF COOK

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}SS
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I, the undersigned, a Notary Public in and for said county and state do hereby certify that JOHN T. EVEN, BRUCE K. ROBERTS AND JAMES L. SIMON, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 30th day of December, 1991.

Marianne Griffin
Notary Public



My Commission Expires: 10/23/92

Prepared by and Return
After Recording to:

American National Bank
of Arlington Heights
10000 Dunton Avenue
Arlington Heights, IL 60005
Attn: C. Gondak

91695399

UNOFFICIAL COPY

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