

# UNOFFICIAL COPY

ASSIGNMENT OF RENTS 53

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ASSIGNMENT OF RENTS  
(Illinois)

COOK COUNTY, ILLINOIS

BE IT KNOWN, THAT the Assignor, STANLEY A. KAPLAN (994 JAN 25 AM 10: 26) and JOAN C. KAPLAN A/K/A Joan C. Peters, his wife, of the City of Chicago, County of Cook in the 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, GUARANTEE RESERVE LIFE INSURANCE COMPANY, an Indiana Corporation, with Executive offices in Calumet City, County of Cook, in the State of Illinois, its successors and its 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, with respect to the premises described as follows, to-wit:

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ALL THAT PART OF THE SOUTH 33 FEET OF LOT 1 AND THE NORTH 118.8 FEET OF LOT 2 IN ASSESSORS DIVISION OF LOTS 1 AND 2 IN CITY OF CHICAGO, SUBDIVISION OF THE EAST FRACTIONAL 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF WELLINGTON STREET 209 FEET EAST OF THE WEST LINE OF THE EAST FRACTIONAL 1/2 OF SAID SECTION 28, THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE EAST FRACTIONAL 1/2 OF SAID SECTION 28, ALONG THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY 140.32 FEET, THENCE EAST PARALLEL WITH THE SOUTH LINE OF WELLINGTON STREET ALONG THE NORTH LINE OF AN 18 FOOT PUBLIC ALLEY 50 FEET, THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST FRACTIONAL 1/2 OF SAID SECTION 28, 140.32 FEET TO A POINT IN THE SOUTH LINE OF WELLINGTON STREET 259 FEET EAST OF THE WEST LINE OF THE EAST FRACTIONAL 1/2 OF SAID SECTION 28, THENCE WEST ALONG THE SOUTH LINE OF SAID WELLINGTON STREET, 50 FEET TO THE PLACE OF BEGINNING, BEING 50 FEET FRONTING NORTH ON WELLINGTON STREET EAST OF AND ADJOINING ALLEY DEDICATED BY INSTRUMENT RECORDED MARCH 16, 1915 AS DOCUMENT 5594071 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 14-28-203-108-0000.

Address(es) of premises: 341 W. Wellington Avenue in the City of Chicago, County of Cook, Illinois 60657;

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 to any party or parties at his discretion, hereby granting full power and authority to exercise each and every the right, 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.

This instrument is given to secure payment of a loan of TWO HUNDRED THOUSAND DOLLARS (\$200,000.00) secured by a Mortgage dated with even date with this Assignment, mortgaging the real estate and premises hereinabove described to GUARANTEE RESERVE LIFE INSURANCE COMPANY; and this instrument shall remain in full force and effect until said loan and the interest thereon and all other costs, payments due, and charges which may have become due under said Mortgage have fully been 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 contained in said Mortgage.

GIVEN under our hands and seal this 22<sup>nd</sup> day of January 1991.

Stanley A. Kaplan Joan C. Kaplan A/K/A Joan C. Peters  
Stanley A. Kaplan Joan C. Kaplan

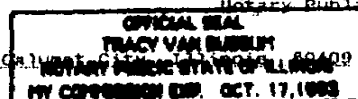
STATE OF ILLINOIS  
COUNTY OF COOK

I Tracy Van Buren, a notary public in and for said County, in the State aforesaid, Certify that Stanley A. Kaplan & Joan C. Kaplan, his wife personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 22 day of January, 1991. Tracy Van Buren  
Notary Public

MAIL TO:

This instrument was prepared by: Daniel R. Kohn, 530 River Oaks West, Calumet, IL 60409



Box 333

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Handwritten: 72-86-256

Handwritten: 242

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IN CONNECTION WITH THE  
NOTARIAL PUBLIC STATE OF ILLINOIS  
LICENSE AND EXPIRES  
TELEPHONE NO.