

# UNOFFICIAL COPY

## ASSIGNMENT OF RENTS

91090758

Know all men by these presents, that Chicago Title & Trust Company, not personally but as Trustee under the Provisions of a deed or deeds in trust duly recorded and delivered to said Company in pursuance of a Trust Agreement dated MAY 21, 1982 and known as Trust No. 1081826 in consideration of the premises and of One Dollar (\$1.00) in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer, and set over unto Water Tower Bank

its successors 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 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 hereinunder 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 to its successors, heirs, assigns and assigns, and all the avails thereunder unto the grantee herein and to its successors, heirs, assigns and assigns, now existing upon the property described as follows:

See Exhibit "A" attached hereto and made a part hereof.

DEPT. OF RECORDING  
 11111 TRAN 8839 02/27/91 15:43:00 \$14.29  
 #8390 # A \*-91-090758  
 COOK COUNTY RECORDER

E111391 (RJM) N910179

91090758

and does authorize irrevocably the above mentioned Water Tower Bank 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 Water Tower Bank

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 judgement deemed proper and advisable.

This instrument is given to secure payment of the principal sum and interest of or upon a certain loan for \$750,000.00 dollars secured by a Mortgage or Trust Deed dated the 21ST day of February, 1991, conveying and mortgaging the real estate and premises hereinabove described to Water Tower Bank

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 or Trust Deed 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 Trust Deed or in the event of a breach of any of the covenants in said Mortgage or Trust Deed contained.

Prepared by & mail to:  
 R. Hadley, Water Tower Bank  
 415 N. LaSalle  
 Chicago, IL 60610



1429

91090758

# UNOFFICIAL COPY

-2-

This Assignment of Rents is executed by Chicago Title & Trust Company 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 holder 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

Chicago Title & Trust Company individually, or as Trustee shall have no obligation to see to the performance or non-performance of any of the covenants or promises herein contained, and shall not be liable for any action or non action taken in violation of any of the covenants herein contained. It is further understood and agreed that the Trustee is not entitled to receive any of the rents, issues, or profits of or from said trust property and this instrument shall not be construed as an admission to the contrary.

dated at Chicago, Illinois, this 21ST day of FEBRUARY, 1991 A.D.

Chicago Title & Trust Company  
not individually but solely  
as Trustee as aforesaid.

BY: Susan Becker  
ASST. VICE PRESIDENT

ATTEST:

Donald J. Catalano  
TRUST OFFICER ASST. SECRETARY

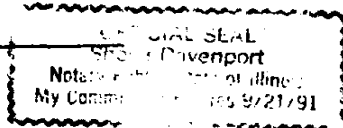
State of Illinois )  
                          ) SS.  
County of Cook )

I, the Undersigned, a Notary Public, in and for said County in the State aforesaid, do hereby certify that SUSAN BECKER ASST., Vice President of Chicago Title & Trust Company, and Donald J. Catalano ASST. SECRETARY, Trust Officer of said Company, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Trust Officer, 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 Company, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Trust Officer then and there acknowledged that           , as custodian of the corporate seal of this Company, did affix the corporate seal of said Company to said instrument as            own free and voluntary act and as the free and voluntary act of said Company, as Trustee, as aforesaid, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 21ST day of February, 1991 A.D.

Shirley Davenport  
Notary Public

My Commission expires: \_\_\_\_\_



8210675

FORM 2301

8210675

# UNOFFICIAL COPY

9 1 0 9 0 7 5 0

## EXHIBIT "A"

Unit 39A, 39B, 39C, and 39D, as delineated on the Survey of the following described parcel of real estate: that part of Lots 4 to 7 inclusive in Block 1 (except that part included in Lake Shore Drive as now located), and that part of Lots 1 to 4 inclusive in Block 2 and that part of vacated Stone Street, lying between Blocks 1 and 2 aforesaid, all taken as a tract and described as follows: beginning on the North line of said Lot 4 in block 2 at a point 102 feet East of the Westerly line of said Block 2; thence East of the North line of said Lot 4 and the North line of said Lot 4 extended East approximately 132.25 feet of the Westerly line of Lake Shore Drive; thence South on the Westerly line of Lake Shore Drive 163.44 feet of the North line of East Goethe Street and the South line of Block 1 aforesaid; thence West on the North line of East Goethe Street approximately 149.58 feet to a point 102 feet East of the South West Corner of Lot 14 in said Block 2; thence North on a line parallel to and 102 feet East of the Westerly line of Lots 14 to 11 inclusive of said Block 2 approximately 161.24 feet to the point of beginning, all in H. O. Stone's Subdivision of Astor's Addition to Chicago in the Northwest fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration made by LaSalle National Bank as Trustee under Trust Number 45030, recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document Number 22501302; together with its undivided percentage interest in the common elements as set forth in said Declaration.

P.I.N. 17-03-108-016-1137; 17-03-108-116-1138; 17-03-108-016-1139, vol 626

c/k/a/ Units 39ABCD, 1300 North Lake Shore Drive, Chicago, IL 60610

91090758