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SSIGNMENT OF RENTS

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COUNTRYSIDE, ILLINOIS
/ APRIL 15, 1991

KNOW ALL MEN BY THESE PRESENTS, THAT KARL F. NIEMAND and ROSEANNE NIEMAND, his wife, hereinafter called First Party, in consideration of Ten Dollars (\$10.00) in hand paid, and of other good and valuable consideration, the receipt whereof are hereby acknowledged, do hereby assign, transfer and set over unto FDCHACOD BANK, an Illinois Banking Corporation, 1023 West 55th Street, Countryside, Illinois 60525, its successors and assigns (hereinafter called the Second Party), all the rents, earnings, issues and profits of and from the real estate and premises hereinafter described which are now and which may hereafter become due, payable or collectible under or by virtue of any lease, whether written or verbal, or any letting of, possession of, or any agreement for the use or occupancy of, any part of the real estate and premises hereinafter described, which said First Party may have heretofore made or agreed to or may hereafter make or agree to, or which may be made or agreed to by the Second Party under the powers hereinafter granted to it; it being the intention hereof to hereby make and establish an absolute transfer and assignment of all such leases and agreements and all the rents, earnings, issues, income, and profits thereunder, unto the Second Party herein, all relating to the real estate situated in the County of Cook and State of Illinois, and described as follows, to-wit:

LOT 15 OF HOVING'S HIC'LL NDS, BEING A SUBDIVISION OF THE NORTH 248.305 FEET OF THE WEST 2030.5 FEET OF THE NORTH EAST 1/4 OF SECTION 20, NORTH, RANCE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS OF PROPERTY: 981 W. 631D ST., LA CRANGE, IL 60525

PIN: 18-20-207-006-0000

This instrument is given to secure pyment of the principal sum of ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00) DOLLARS, and interest upon a certain law evidenced by a Note (the "Note") secured by Trust Deed (the "Trust Deed") to EDCEWOOD BANK as Trustee dated A'AIL 15, 1991 and recorded in the Recorder's Office and/or registered in the Registrar's Office of the above-name. County, conveying the real estate and premises hereinshove described, 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 accread under said Trust Deed, have been fully paid.

This assignment shall not become operative until a default exists in the payment of principal or interest or in the performance of the terms or conditions concained in the Trust Deed herein referred to and in the Note secured thereby.

Without limitation of any of the legal rights of Second Party as the absolute assignee of the rents, issues, and profits of said real estate and premises above described, and by way of anamoration only, First Party hereby covenants and agrees that in the event of any default by the First Party under the said Trust heed above described, the First Party will, whether before or after the Note or rotes secured by said Trust Deed is or are declared to be immediately due in accordance with the terms of said boast Doud, or whether before or after the institution of any legal proceedings to foreclose the lien of said Trust bad, or before or after any sale therein, forthwith, upon demand of Second Party, surrender to Second Party, and Second Party shall be entitled to take actual possession of, the said real estate and premises hereinshown described, or of any part thereof, personally or by its agents or attorneys, as for condition broken, and, in its discretion, may with or without force and with or without process of law, and without any action on the part of the holder or holders of the indebtedness secured by said Trust Deed, enter upon, take, and maintain possession of all or any part of said real estate and premises hereinabove described, together with all documents, books, records, papers and accounts of First Party relating thereto, and may exclude the First Party, its agents, or servents, wholly therefrom, and may, in its own name, as assignee under this assignment, hold, operate, murrige, control the inid real estate and premises hereinabove described, and conduct the business thereof, either personally or by it, meents and may, at the expense of the mortgaged property, from time to time, either by parchase, repair, or construction, make all necessary or proper repairs, renewals, replacements, usoful alterations, additions, butterner cal and improvements to the said real estate and premises as it may seem judicious, and may insure and reinaure the same, and may lease said mortgaged property in such parcels and or such times and on such terms as to it may seem fit, including leases for terms expiring beyond the maturity of the indebtedness secured by said Trust Deed, and may cancel any lease or sublease for any cause or on any ground which would entitle the First Party to cancel the same, and in every such case the Second Party shall have the right to manage and operate the said real estate and premises, and to carry on the business thereof, as it shall deem best and the Second Party shall be entitled to collect and receive all earnings, revenues, rents, issues, profits, and income of the same, and any part thereof, and, after deducting the expenses of conducting the business thereof and of all maintenance, repairs, renowals, replacements, alterations, additions, betterments, and improvements, and all payments which may be made for taxes, assessments, insurance, and prior or proper charges on the said real estate and premises, or any part thereof, including the just and reasonable compensation for the services of the Second Party and of its attorneys, agents, clerks, servants, and others employed by it, properly engaged and employed, for services rendered in connection with the operation, management, and control of the mortgaged property and the context of the business thereof, and such further sums as may be sufficient to indemnify the Second Party against any limbility, loss, or damage on account of any matter or thing done in good faith in paramance of the rights and passers of the Second Party hereunder, the Second Party may apply any and all manays arising as aforesaid:

(1) To the payment of interest on the principal and overdue interest on the Note or notes secured by said Trust Deed, at the rate therein provided; (2) To the payment of the interest accrued and unpaid on the said Note or notes; (3) To the payment of the principal of said Note or notes from time to time remaining outstanding and

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unpaid; (4) To the payment of any and all other charges secured by or created under the said Trust Deed above referred to; and (5) To the payment of the balance, if any, after the payment in full of the items hereinabove referred to in (1), (2), (3), and (4), to the First Party.

This instrument shall be assignable by Second Party, and all of the terms and provisions hereof shall be binding upon and inure to the benefit of the respective executors, administrators, legal representatives, successors and assigns of each of the parties hereto.

The failure of Second Party, or any of its agents or attorneys, successors or assigns, to avail itself or themselves of any of the terms, provisions, and conditions of this agreement for any period of time, at any time or times, shall not be construed or deemed to be a waiver of any of its, his, or their rights under the terms hereof, but said Second Party, or its agents or attorneys, successors or assigns shall have full right, power and authority to enforce this agreement, or any of the terms, provisions, or conditions hereof, and exercise the powers hereunder, at any time or times that shall be deemed fit. If any part of this agreement should be declared invalid or unexercisable for any cause or not recognized by any person or organization dealing the Second Party, its agents or attorneys, successors or assigns, the remaining portions of this agreement shall nevertheless continue in full force and effect.

The payment of the Note and release of the Trust Deed securing said Note shall ipso facto operate as a release of this instrumnt.

IN ATTION AND AND I. INTIDED WIT TOOLSEEN	NIEMAND have executed this instrument as of the day a	nd
year first above writter)	
Karl F. Niemard (Sea)	Roseanne Niemand (Sea	1)
ABLE F, MICHELLA	(F)ocos & to 14 feller #1	
STATE OF ILLINOIS) SS Ox		
COUNTY OF COOK)		
NIEMAND and ROSEANNE NIEMAND, personally personally scribed to the foregoing instrument, appeared before	said County and State, do hereby certify that KARL known to me to be the same persons whose names are su me this day in person and acknowledged that they signe free and voluntary act for the uses and purposes there	b- d,
GIVEN under my hand and Notarial Seal this 15th d	av cč April. 1991.	
GIVEN under my hand and Notarial Seal this 15th d		
GIVEN under my hand and Notarial Seal this 15th d Commission expires: $\frac{12128}{90}$	The Fair of the road	
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Commission expires: /3/31/94/ THIS INSTRUMENT WAS PREPARED BY: WILLIAM H. FORCENY, JR.	Notary Public Notary Public OFFICIAL SEAL WILLIAM H. PORTANY, JR. TONIA G. WOOD	3
Commission expires: /3/31/94/ THIS INFIRMENT WAS PREPARED BY: WILLIAM H. FORCENY, JR. 100 West Plainfield Road	Notary Public Notary Public OFFICIAL SEAL WILLIAM H. PORTANY, JR. TONIA G. WOOL 100 West Plainfield Road y Public, State of Hilling	ols }
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