

**UNOFFICIAL COPY**  
*Assignment of Rents* 91193449  
FOR CORPORATE TRUSTEE

7288841 DB 2000

Loan No. 5938-7

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association  
a corporation organized and existing under the laws of the United States of American

not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to the undersigned

in pursuance of a Trust Agreement dated March 12, 1991 and known as trust number 113539-01

in order to secure an indebtedness of SIXTY SIX THOUSAND FIVE HUNDRED and No/100 Dollars (\$ 66,500.00 )

executed a mortgage of even date herewith, mortgaging to

UNIVERSAL SAVINGS AND LOAN ASSOCIATION

the following described real estate: See Rider Attached:

Lot Two (2) in the Subdivision of Lot Two (2) in Block Thirty Eight (38) of Canal Trustee's Subdivision of the West Half (1/2) of Section Twenty One (21), Township Thirty Nine (39) North, Range Fourteen (14), East of the Third Principal Meridian and so much of the South East Quarter (1/4) as lies West of the South Branch of the Chicago River, in Cook County, Illinois and commonly known as 1951 South Canalport Avenue, Chicago, Illinois.

PIN # 17-21-322-005-0000

1951 S. Canalport 91193449  
Chgo, IL 60608

the undersigned hereby certifies that the said mortgagee shall have the power to use and apply such rents, issues and profits toward the payment of any present or future indebtedness or liability of the undersigned to the said Mortgagee, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses for the care and management of said premises, including taxes, insurance, assessments, legal and customary commissions to a real estate broker for leasing said premises and collecting rents and the expense for such attorneys, agents and servants as may reasonably be necessary.

It is further understood and agreed, that in the event of the exercise of this assignment, the undersigned will pay rent for the premises occupied by the undersigned at the prevailing rate per month for each room, and a failure on the part of the undersigned to promptly pay said rent on the first day of each and every month shall, in and of itself constitute a forcible entry and detainer and the said Mortgagee may in its own name and without any notice or demand, maintain an action of forcible entry and detainer and obtain possession of said premises. This assignment and power of attorney shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto and shall be construed as a Covenant running with the land, and shall continue in full force and effect until all of the indebtedness or liability of the undersigned to the said Association shall have been fully paid, at which time this assignment and power of attorney shall terminate.

It is understood and agreed that the Mortgagee will not exercise its rights under this Assignment until after default in any payment secured by the mortgage or after a breach of any of its covenants.

The failure of the said Mortgagee to exercise any right which it might exercise hereunder shall not be deemed a waiver by the said Mortgagee of its right of exercise thereafter.

This assignment of rents is executed by said corporation 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 corporation 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 note contained shall be construed as creating any liability on the said corporation, either individually or as Trustee aforesaid, personally to pay the said note 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 the Mortgagee and by every person now or hereafter claiming any right or security hereunder, and that so far as said corporation, either individually or as Trustee aforesaid, or its successors, personally are concerned, the legal holder or holders of said note 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 note provided or by action to enforce the personal liability of the guarantor, if any.

IN WITNESS WHEREOF, the undersigned corporation, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Vice President, and its corporate seal to be hereunto affixed and attested by its Secretary, this 9th day of April, A.D. 19 91

ATTEST: AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO

Secretary, this 9th day of April, A.D. 19 91  
ATTEST: [Signature] Secretary BY [Signature] Vice President

STATE OF Illinois }  
COUNTY OF Cook } as. I, SANDRA L. TLSTOVIC the undersigned, a Notary Public  
and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT J. MICHAEL WHELAN  
personally known to me to be the VICE President of American National Bank and Trust Company of Chicago

Secretary, and Gregory S. Kasprzyk personally known to me to be the Assistant Secretary of said corporation, and 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 severally acknowledged that as such Officers, they signed and delivered the said instrument as such Officers of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this day of APR 09 1991, A.D. 19

BOX 333 - TH  
THIS INSTRUMENT WAS PREPARED BY:  
Universal Savings & Loan Association  
1800 South Halsted Street  
Chicago, Illinois 60608  
Anna M. Rios  
44032-1 (1/74)  
32 ARCTI - Standard Corporate Trustee Form Assignment of Rents (or use with Standard Form 31 MCTI and Standard Promissory Installment Note Form 31 NCTI)

Notary Public  
"OFFICIAL SEAL"  
SANDRA L. TLSTOVIC  
Notary Public, State of Illinois  
Originally Commission Expires 01/16/95  
BFC FORMS SERVICE, INC.

N.H. Hey  
2000  
1446082

91193449

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Property of Cook County Clerk's Office

**Assignment of Rents**  
91193449  
FOR CORPORATE TRUSTEE

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association  
United States of America

not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to the undersigned  
in pursuance of a Trust Agreement dated March 12, 1991 and known as trust number 113539-01  
in order to secure an indebtedness of SIXTY SIX THOUSAND FIVE HUNDRED and No/100 Dollars (\$ 66,500.00 )  
executed a mortgage of even date herewith, mortgaging to

UNIVERSAL SAVINGS AND LOAN ASSOCIATION

the following described real estate:

See Rider Attached:

COOK COUNTY, ILLINOIS

91193449

1991 APR 26 PM 2:05

and, whereas, said Mortgagee is the holder of said mortgage and the note secured thereby:  
NOW, THEREFORE, in order to further secure said indebtedness, and as a part of the consideration of said transaction, the undersigned corporate trustee hereby assigns, transfers, and sets over unto said Mortgagee, and/or its successors and assigns, all the rents now due or which may hereafter become due under or by virtue of any lease, either oral or written, 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 Mortgagee under the power herein granted, it being the intention hereby to establish an absolute transfer and assignment of all such leases and agreements and all the aforesaid hereunder unto the Mortgagee and especially those certain leases and agreements now existing upon the property hereinafores described.  
The undersigned, do hereby irrevocably appoint the agent of the undersigned for the management of said property, and do hereby authorize the said Mortgagee to let and re-let said premises or any part thereof, according to its own direction, and to bring or defend any suits in connection with said premises in its own name or in the name of the undersigned, as it may consider expedient, and to make such repairs to the premises as it may deem proper or advisable, and to do anything in and about said premises that the undersigned might do, hereby ratifying and confirming anything and everything that the said Mortgagee may do.  
It is understood and agreed that the said Mortgagee shall have the power to use and apply said aforesaid, issues and profits toward the payment of any present or future indebtedness or liability of the undersigned to the said Mortgagee, due or to be come due, or that may hereafter be contracted and also toward the payment of all expenses for the care and management of said premises, including taxes, insurance, assessments, general and customary commissions to a real estate broker for leasing said premises and collecting rents and the expense for such attorneys, agents and servants as may reasonably be necessary.  
It is further understood and agreed, that in the event of the exercise of this assignment, the undersigned will pay rent for the premises occupied by the undersigned at the prevailing rate per month for each room, and a failure on the part of the undersigned to promptly pay said rent on the first day of each month, and every month thereafter, in and of itself constitute a forcible entry and detainer and the said Mortgagee may in its own name and without any notice or demand, maintain an action of forcible entry and detainer and obtain possession of said premises. This assignment and power of attorney shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto and shall be construed as a Covenant with the land, and shall continue in full force and effect until all of the indebtedness or liability of the undersigned to the said Association shall have been fully paid, at which time this assignment and power of attorney shall terminate.  
It is understood and agreed that the Mortgagee will not exercise its rights under this Assignment until after default in any payment secured by the mortgage or after a breach of any of its covenants.  
The failure of the said Mortgagee to exercise any right which it might exercise hereunder shall not be deemed a waiver by the said Mortgagee of its right of exercise hereafter.

This assignment of rents is executed by said corporation not personally, but as Trustee (and said corporation 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 note contained shall be construed as creating any liability on the said corporation, either individually or as Trustee aforesaid, personally to pay the said note or any interest thereon, or any indebtedness aforesaid, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by the Mortgagee and by every person now or hereafter claiming any right or security hereunder, and that so far as said corporation either individually or as Trustee aforesaid, or any holder or owners of any indebtedness hereunder, shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereon accruing hereunder in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, if any.  
IN WITNESS WHEREOF, the undersigned corporation, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Vice President and its corporate seal to be hereunto affixed and attested by its Secretary, this 9th day of April, A.D. 1991.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO

ATTEST:

Secretary, this 9th day of April, A.D. 1991

BY \_\_\_\_\_ Vice President

SANDRA L. TLSTOVIC, I, \_\_\_\_\_

STATE OF ILLINOIS

COUNTY OF COOK

personally known to me to be the

Secretary of said corporation, and personally known to me to be the

Gregory S. Kasprzyk

Secretary of said corporation, and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Officers, they signed and delivered the said instrument as such Officers of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation for the uses and purposes therein set forth.  
GIVEN under my hand and Notarial Seal, this

BOX 838 - TH

THIS INSTRUMENT WAS PREPARED BY:

UNIVERSAL SAVINGS & LOAN ASSOCIATION

1800 South Halsted Street

Chicago, Illinois 60608

Anna M. Rios 6/1/91

Form 31 MCTI and Standard Promissory Instrument Note Form 31 NCTI

**UNOFFICIAL COPY**

OFFICIAL SEAL  
SANDRA L. TLSTOVIC  
Notary Public  
State of Illinois  
No. 113539-01  
6/15

day of APR 09 1991 A.D. 19

*Sandra L. Tlstovic*  
Notary Public

91193449

202# 1446082  
N.H. Hey

7388841 DB 2092

UNOFFICIAL COPY

Lot Two (2) in the Subdivision of Lot Two (2) in Block Thirty Eight (38) of Canal Trustee's Subdivision of the West Half (1/2) of Section Twenty One (21), Township Thirty Nine (39) North, Range Fourteen (14), East of the Third Principal Meridian and so much of the South East Quarter (1/4) as lies West of the South Branch of the Chicago River, in Cook County, Illinois and commonly known as 1951 South Canalport Avenue, Chicago, Illinois  
PIN # 17-21-322-005-0000

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