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ASSIGNMENTS OF RENTS

KNOW ALL MEN BY THESE PRESENTS, that whereas, STANDARD BANK AND TRUST COMPANY, an Illinois banking corporation, 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 June 10 1992 and known as trust number 13261, in order to secure and indebtedness of TWO HUNDRED THOUSAND AND NO/100----- Dollars (\$200,000.00 -----) Executed a mortgage of even date herewith, mortgaging to STANDARD BANK AND TRUST COMPANY the following described real estate:

SEE EXHIBIT "A" ATTACHED

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and whereas, STANDARD BANK AND TRUST COMPANY 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 STANDARD BANK AND TRUST COMPANY hereby assigns, transfers and sets over unto STANDARD BANK AND TRUST COMPANY hereinafter referred to as the Trustee 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 herein described, which may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Trustee under the power herein granted, it being the intention hereby to establish and absolute transfer and assignment of all such leases and agreements and all the avails hereunder unto the Trustee and especially those certain leases and agreements now existing upon the property herein above described.

The undersigned, does hereby authorize the Trustee to let and re-let said premises or any part thereof, according to its own discretion, and to bring or defend any suits in connection with said premises in its own name, 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.

It is understood and agreed that the said Trustee shall have the power to use and apply said avails, issues and profits toward the payment of any present or future indebtedness or liability of the undersigned to the said Trustee, 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, usual 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 understood and agreed that the Trustee 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.

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 Trustee 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 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 Trustee shall have been fully paid, at which time this assignment shall terminate.

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

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This Assignment of Rents is executed by STANDARD BANK AND TRUST COMPANY, 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 it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on the said STANDARD BANK AND TRUST COMPANY, 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 expressed 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 STANDARD BANK AND TRUST COMPANY, 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 STANDARD BANK AND TRUST COMPANY, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Asst. Trust Officer President, and its corporate seal to be hereunto affixed and attested by its Trust Officer Secretary this 22nd day of June 1992

STANDARD BANK AND TRUST COMPANY
As Trustee as aforesaid and not personally
under Trust #13261

ATTEST: [Signature]
Secretary
JAMES J. MARTIN, JR. - Trust Officer

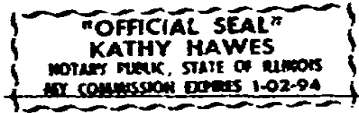
BY: [Signature]
President
LINDA M. KRAJEWSKI - Asst. Trust Officer

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

02AS0510 I, Kathy Hawes, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT LINDA M. KRAJEWSKI - Asst. Trust Officer President of STANDARD BANK AND TRUST COMPANY, and JAMES J. MARTIN, JR. - Trust Officer Secretary of said corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Asst. T.O. President and T.O. Secretary, 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 corporation, as Trustee as aforesaid for the uses and purposes therein set forth; and the said Trust Officer Secretary then and there acknowledged that they as custodian of the corporate seal of said corporation, did affix said seal to said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 22nd day of June 1992

[Signature]
Notary Public



My Commission Expires

Prepared & mailed
Stand Bank & Tr.
2400 W 95th St
Energym Park. Ill 60642
Box 939

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1: The North 57 Feet of Lot 4 and the South 85 Feet of the East 50-1/2 Feet of Lot 4 and the North 57 Feet of Lot 5 in Emma J. Graham's Subdivision of part of the Southwest 1/4 of the South East 1/4 of Section 7, Township 37 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded April 30, 1912 as Document Number 4956627 in Book 117 of plats Page 36 in Cook County, Illinois.

Parcel 2: The South 85 Feet of Lot 5 and the South 85 Feet of the West 3-1/2 Feet of Lot 4 in Emma J. Graham's Subdivision of part of the Southwest 1/4 of the South East 1/4 of Section 7, Township 37 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded April 20, 1912 as Document Number 4956627 in Book 117 of plat page 36 in Cook County, Illinois.

Parcel 3: That part of the Southwest 1/4 of the South East 1/4 of Section 7, Township 37 North, Range 14 East of the Third Principal Meridian described as follows: Commencing at the intersection of the north line of West 103rd Street and the east line of right of way of Chicago Rock Island and Pacific Railroad in the Southeast 1/4 of Section 7, Township 37 North, Range 14 East of the Third Principal Meridian, running thence East of the North line of said street, 100 feet; thence North 150 feet, thence West parallel to said street to the East line of said right of way; thence Southernly along said East line of said right of way to the point of beginning all in Cook County, Illinois

PIN: 25-07-413-020-0000; 25-07-413-021-0000; 25-07-413-022-0000

SUBJECT TO: Current taxes and easements of record.

1817-24 W. 103rd

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