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the Liabilities and nothing herein contained shall be deemed to affect or impair any rights which Assignee may have under any other instrument which secures or is delivered in connection with the Liabilities.

In any case in which under the provisions of the Mortgage made by the undersigned in favor of Assignee, Assignee has a right to institute foreclosure proceedings, whether before or after the Liabilities are declared to be immediately due or upon expiration of notice and grace periods, if any, whether before or after institution of legal proceedings to foreclose the lien thereof, or before or after sale thereunder, immediately upon demand of Assignee, the undersigned agrees to surrender to Assignee and Assignee shall be entitled to take actual possession of the Premises or any part thereof personally, or by Assignee's agents or attorneys, and Assignee in Assignee's discretion may, with or without force and with or without process of law, enter upon and take and maintain possession of all or any part of the Premises, together with all the documents, books, records, papers and accounts of the undersigned, or then owner of the Premises relating thereto, and may exclude the undersigned, the undersigned's agents or servants, wholly therefrom and may as attorney-in-fact or agent of the undersigned or in Assignee's own name and under the powers herein granted, hold, operate, manage and control the Premises and conduct the business, if any, thereof either personally or by Assignee's agents or attorneys, with full power to use such measures, legal or equitable, as in Assignee's discretion or in the discretion of Assignee's successors or assigns may be deemed proper or necessary to enforce the payment of security of the avails, rents, issues and profits of the Premises, including actions for the recovery of rent, actions in forcible detainer and actions in distress of rent. The undersigned grants Assignee full power and authority to exercise each and every of the rights, privileges and powers herein granted at any and all times hereafter, without notice to the undersigned, and with full power to cancel or terminate any lease or sublease for any cause or on any ground which would entitle the undersigned to cancel the same, to elect to disaffirm any lease or sublease made subsequent to the aforesaid Mortgage or subordinated to the lien thereof. The undersigned hereby grants Assignee the full power and authority to make necessary or proper repairs, decorating, renewals, replacements, alterations, additions, betterments and improvements to the Premises that may seem judicious to Assignee, in Assignee's discretion. The undersigned hereby grants Assignee the full power and authority to insure and reinsure the Premises for all risks, incidental to Assignee's possession, operation and management thereof and to receive all such avails, rents, issues and profits.

Assignee shall not be obligated to perform or discharge, nor does Assignee hereby undertake to perform or discharge, any obligation, duty or liability under any leases or rental agreements relating to the Premises, and the undersigned shall and does hereby agree to indemnify and hold Assignee harmless of and from any and all liability, loss or damage which Assignee may or might incur under any such leases or agreements or under or by reason of the assignment thereof and of and from any and all claims and demands whatsoever which may be asserted against Assignee by reason of any alleged obligations or undertakings on Assignee's part to perform or discharge any of the terms, covenants or agreements contained in said leases or agreements or in the defense of any claims or demands arising prior to Assignee taking possession of the Premises. The undersigned hereby agrees to immediately reimburse Assignee upon demand for any amount due Assignee by reason of this paragraph, including costs, expenses and legal fees incurred by Assignee.

Assignee, in the exercise of the rights and powers conferred upon Assignee by this Assignment of Rents, shall have full power to use and apply the avails, rents, issues and

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profits of the Premises to the payment of or on account of the following, in such order as Assignee may determine:

(a) To the payment of the operating expenses of the Premises, including the cost of management and leasing thereof (which shall include reasonable compensation to Assignee and Assignee's agent or agents, if management be delegated to an agent or agents, and it shall also include lease commissions and other compensation and expenses of seeking and procuring tenants and entering into leases), to establish reserves for claims for damages, if any, and premiums on insurance herein-above authorized;

(b) To the payment of taxes and special assessments now due or which may hereafter become due on the Premises;

(c) To the payment of all repairs, decorating, renewals, replacements, alterations, additions or betterments and improvements of the Premises, including the cost from time to time of installing, replacing refrigeration, gas or electric appliances therein, and of placing the Premises in such condition as will, in the judgment of Assignee, make it readily rentable;

(d) To the payment of any Liabilities (first to interest and then to principal).

The undersigned does further specifically authorize and instruct each and every present and future lessee or tenant of the whole or any part of the Premises to pay all unpaid rental agreed upon in any tenancy to Assignee upon receipt of demand from Assignee to so pay the same.

"Liabilities" means any and all obligations, liabilities and indebtedness of the undersigned and/or John Pavlopoulos and/or Fay Pavlopoulos (hereinafter referred to collectively as "Debtor") and/or any guarantor, due the Assignee and any other liabilities, obligations and indebtedness of the undersigned and/or Debtor and/or any guarantor to the Assignee, whether heretofore, now or hereafter owing or arising, due or payable, howsoever created, arising or evidenced, whether direct or indirect, absolute or contingent, primary or secondary, joint or several, whether existing or arising, through discount, overdraft, purchase, direct loan, by operation of law or otherwise, together with attorneys' and paralegals' fees relating to the Assignee's rights, remedies and security interests hereunder, including advising the Assignee or drafting any documents for the Assignee at any time.

It is understood and agreed that the provisions set forth in this Assignment herein shall be deemed as a special remedy given to Assignee, and shall not be deemed exclusive of any of the remedies granted in the above described Mortgage, but shall be deemed an additional remedy and shall be cumulative with the remedies granted therein.

Whenever the word "undersigned" is mentioned herein, it is hereby understood that the same includes and shall be binding upon successors and assigns of the undersigned, and any party or parties holding title to the Premises by, through or under the undersigned. All of the rights, powers, privileges and immunities herein granted and assigned to Assignee shall also inure to Assignee's successors and assigns, including all holders, from time to time, of the aforesaid Note.

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It is expressly understood that no judgment which may be entered on any debt secured or intended to be secured by the above described Mortgage shall operate to abrogate or lessen the effect of this instrument, but that the same shall continue in full force and effect until the payment and discharge of any and all of the Liabilities and all bills incurred by virtue of the authority contained herein have been fully paid out of the rents, issues and profits of the Premises, or by the undersigned, or until such time as this instrument may be voluntarily released by Assignee. This instrument shall also remain in full force and effect during the pendency of any foreclosure proceedings, both before and after sale, until the issuance of a deed pursuant to a foreclosure decree, unless the Liabilities are fully satisfied before the expiration of any applicable period of redemption.

In the event this Assignment of Rents is executed by a corporate land trustee, then this Assignment of Rents is executed by the undersigned, not personally, but as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee, and insofar as said Trustee is concerned, is payable only out of the trust estate which in part is securing the payment hereof and through enforcement of the provisions of any other collateral or guaranty from time to time securing payment hereof; no personal liability shall be asserted or be enforceable against the undersigned, as Trustee, because or in respect of this Assignment of Rents or the making, issue or transfer thereof, all such personal liability of said Trustee, if any, being expressly waived in any manner.

This Assignment of Rents has been made, executed and delivered to Assignee in Romeoville, Illinois and shall be construed in accordance with the laws of the State of Illinois. Wherever possible, each provision of this Assignment of Rents shall be interpreted in such manner as to be effective and valid under applicable law. If any provisions of this Assignment of Rents are prohibited by or determined to be invalid under applicable law, such provisions shall be ineffective to the extent of such prohibitions or invalidity, without invalidating the remainder of such provisions or the remaining provisions of this Assignment of Rents.

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Rents to be signed on the 1st day of June, 1992.

Chicago Title and Trust Company as Trustee
under a Trust Agreement dated December 10,
1991, and known as Trust No. 1026430

AND NOT PERSONALLY

By: [Signature]
Its: Asst. Vice President

By: [Signature]
Its: Asst. Secretary

This Instrument prepared by:

Paul J. Richter
DeHaan & Richter, P.C.
55 West Monroe Street, Suite 1000
Chicago, Illinois 60603
(312) 726-2660

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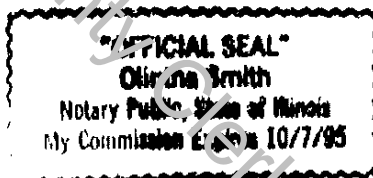
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that SUSAN LEVINE, of Chicago Public Trust, a(n) Illinois (corporation)(association) and Michael Smith of said (corporation)(association) personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Asst. Vice President and ASST. 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 acts, and as the free and voluntary act of said (corporation)(association), as Trustee, for the uses and purposes therein set forth; and the said ASST. SECRETARY did also then and there acknowledge that he, as custodian of the corporate seal of said (corporation)(association), affixed the said corporate seal of said (corporation)(association) to said instrument as his own free and voluntary act, and as the free and voluntary act of said (corporation)(association), as Trustee, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2nd day of June, 1992

Olivia Smith
NOTARY PUBLIC

My Commission Expires: _____



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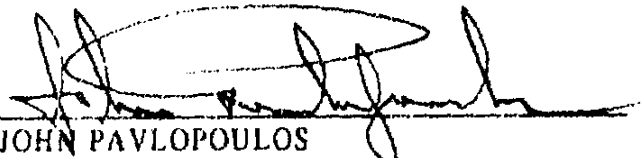
OFFICIAL SEAL
Clerk of Cook County
State of Illinois
1831 North Dearborn Street
Chicago, Illinois 60610


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ASSIGNMENT BY BENEFICIARY

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, as beneficiaries of the Trust, join in this Assignment for the purposes of assigning their entire right, title and interest in and to the aforesaid rents, issues and profits of the Premises.

Dated as of June 1, 1992.


JOHN PAVLOPOULOS


FAY PAVLOPOULOS

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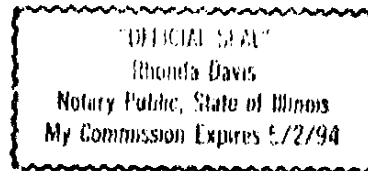
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Rhonda Davis, a Notary Public in and for the County and State aforesaid, do hereby certify that Jane Thompson, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he/she signed and delivered said instrument as his/her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5 day of June, 1994.

Rhonda Davis
NOTARY PUBLIC

My Commission Expires: _____



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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

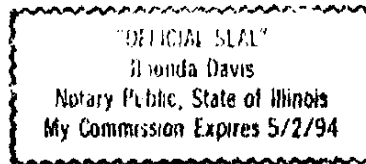
I, Therese Davis, a Notary Public in and for the County and State
aforesaid, do hereby certify that Raymond Jones, personally known to me to be
the same person whose name is subscribed to the foregoing instrument, appeared before me
this day in person and acknowledged to me that he/she signed and delivered said instrument
as his/her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 2 day of June, 1993.

Therese Davis

NOTARY PUBLIC

My Commission Expires: _____



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EXHIBIT A

THE WEST 173.93 FEET OF THE EAST 442.93 FEET OF THAT PART OF LOT 2 LYING NORTH OF THE NORTH LINE OF 120TH STREET IN ALSIP INDUSTRIAL PARTNERS SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 89-462578 ALL IN COOK COUNTY, ILLINOIS.

P.L.N. 24-29-201-022-0000

Common Address: 5656 West 120th Street
Alsip, Illinois 60658

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