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1992 SEP 18 PM 2:42

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ASSIGNMENT OF RENTS

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KNOW ALL MEN BY THESE PRESENTS, that

FIRST STATE BANK AND TRUST COMPANY OF PARK RIDGE A CORPORATION OF ILLINOIS AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED AUGUST 27, 1992 AND KNOWN AS LAND TRUST NUMBER 2406

executed a mortgage of even date herewith mortgaging to PLAINSBANK OF ILLINOIS, N.A. the following described real estate:

LOT 3, 4 AND 5 IN PRISBE SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 08-26-100-030-0000

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Address: 1765-1771 Commerce Drive, Elk Grove Village, Illinois

and, whereas the PLAINSBANK OF ILLINOIS, N.A. 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 hereby assigns, transfers, and sets over unto said PLAINSBANK OF ILLINOIS, N.A. of Des Plaines, Illinois, hereinafter referred to as the Bank, and/or its successors and assigns, all of 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 hereindescribed, which may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Bank 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 avails hereunder unto the Bank and especially those certain leases and agreements now existing upon the property hereinabove described.

The undersigned does hereby irrevocably appoint the said bank the agent of the undersigned for the management of said property, and does hereby authorize the Bank 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 or in the names 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 Bank may do.

It is understood and agreed that the said Bank 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 Bank, 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.

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It is understood and agreed that the Bank 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 by 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 Bank 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 Bank shall have been fully paid, at which time this assignment and power of attorney shall terminate.

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

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 16th day of September, 1992.

FIRST STATE BANK AND TRUST COMPANY OF PARK RIDGE A CORPORATION OF ILLINOIS AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED AUGUST 27, 1992 AND KNOWN AS LAND TRUST NUMBER 2406

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This Assignment of Rent is executed by FIRST STATE BANK AND TRUST COMPANY OF PARK RIDGE, not personally, but as Trustee under Trust Agreement dated 8-27-92 and known as Trust No. 2406 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 Mortgage or in said Note contained shall be construed as creating any liability on the said FIRST STATE BANK & TRUST COMPANY OF PARK RIDGE personally to pay the said Note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any agreement or covenant either express or implied herein contained, or any liability, if any, being expressly waived by Trustee and by every person now or hereafter claiming any right or security hereunder, and that so far as FIRST STATE BANK & TRUST COMPANY OF PARK RIDGE is concerned, the legal holder or holders of said Note and the owner or owners of any indebtedness accruing hereunder, or anyone making claim hereunder shall look solely to the premises hereby conveyed or to the rents hereby assigned for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said Mortgage/Trust Deed and Note provided.

IN WITNESS WHEREOF, First State Bank & Trust Company of Park Ridge, not personally, but as Trustee as aforesaid, has caused these presents to be signed by its (Assistant) Trust Officer and its corporate seal to be hereunto affixed and attested by its (Assistant) Trust Officer, the day and year first above written.

FIRST STATE BANK & TRUST COMPANY OF PARK RIDGE,

not personally, but solely as trustee as aforesaid

By: Tom O'Neil  
Assistant Trust Officer  
Attest: Carolyn S. Sims  
Assistant Trust Officer

STATE OF ILLINOIS

ss.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named (Assistant) Trust Officer and (Assistant) Trust Officer of FIRST STATE BANK AND TRUST COMPANY OF PARK RIDGE, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (Assistant) Trust Officer and (Assistant) 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 of said Company for the uses and purposes therein set forth; and the said (Assistant) Trust Officer then and there acknowledged that the said (Assistant) Trust Officer, as custodian of the seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said (Assistant) Trust Officer's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of Sept. 1992.

Melinda Gheida  
(Notary Public)

" OFFICIAL SEAL "  
MELINDA GHEIDA  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 6/9/96

subject to the excipatory provisions attached hereto and made a part thereof

subject to the excipatory provisions attached hereto and made a part thereof

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Return to: PlatinBank of Illinois, N.A.  
Commercial Banking Department  
678 Lee Street  
Des Plaines, IL 60016

This document prepared by: Shari A. Zablotsky.

ATTN: SECRETARY

BY: TRUST OFFICER

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