

UNOFFICIAL COPY

ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENTS, that whereas the undersigned, **Moraine Valley Community Church, a Religious Corporation**

92737512

of the city of **Palos Hills**, County of Cook, State of Illinois, in order to secure an indebtedness of **One Hundred Thousand and NO/100 (\$100,000.00)** Dollars executed mortgage of even date herewith, mortgaging to **FIRST STATE BANK & TRUST COMPANY OF PALOS HILLS**, A state banking association the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

The North 491.34 feet of that part of the West Half of the South West quarter of Section 14, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, lying EAST of the EAST line of the drainage ditch for road purposes as recorded April 3, 1939, as document NO. 10627385, excepting therefrom that part taken for 107th Street and 86th Avenue, in Cook County, Illinois

Permanent Tax NO. 23-14-301-001

Common Address: 8601 W. 107th St., Palos Hills, Illinois 60465

and whereas, **FIRST STATE BANK & TRUST COMPANY OF PALOS HILLS** 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 said undersigned hereby assigns, transfers and sets over unto **FIRST STATE BANK & TRUST COMPANY OF PALOS HILLS**, hereinafter referred to as the "Bank", 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 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, do hereby irrevocably appoint the said Bank the attorney-in-fact of the undersigned for the management, operation and leasing of said property, and do hereby authorize the Bank to let and re-let said premises, or any part thereof, including the cancellation or modification of existing leases, according to its own discretion, 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, replacements, alterations and capital improvements and changes 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 such avails, issues and profits toward the payment of any present or future indebtedness or liability of the undersigned to 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, the making of capital improvements, usual and customary commissions to a real estate broker for leasing said premises and collecting same, and the expenses for such attorneys, agents and servants as may reasonably be necessary, hereby granting full power and authority to exercise such and every right, privilege and power granted or any and all times hereafter without notice to the undersigned or to executors, administrators and assigns of the undersigned, hereby ratifying and confirming all that said attorney may do by virtue hereof.

It is further understood and agreed that the Bank may, at its discretion, retain, appoint or employ attorneys, agents or servants for the purpose of exercising any of the powers and authority herein granted, and the Bank shall not be liable for any action taken hereunder except only for its own gross negligence or gross misconduct.

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 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 the 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, or within a motion 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 party herein 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.

And, it is further agreed that no decree or judgment which may be entered on any debts secured or intended to be secured hereby shall operate to abrogate or lessen the effect of this instrument, but that the same shall continue in full force until the payment and discharge of any and all indebtedness and liabilities secured hereby in whatsoever form the same may be.

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

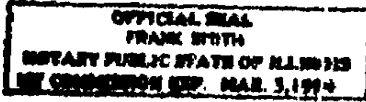
IN WITNESS WHEREOF, the undersigned have hereunto set their hands and avails this **31st** day of **August**, A.D. 19 **92**.

Moraine Valley Community Church, A Religious Corporation
By: Virginia Beahn, Moderator (BEAL)
By: Maybelle Lewis-Grow, Treasurer (BEAL)

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State of Illinois do hereby certify that **Virginia Beahn & Maybelle Lewis-Grow**, as Moderator & Treasurer, respectfully of **Moraine Valley Community Church, A Religious Corporation** 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 acknowledged that **signed, sealed and delivered the said instrument as free** and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of August, A.D. 19 92
Frank J. Smith, II Notary Public



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MAIL TO -

First State Bank & Trust Company of Palos Hills
10360 South Roberts Road
Palos Hills, Illinois 60465

ATTN: FLS

Box 333

COOK COUNTY CLERK'S OFFICE
215 E. FIFTH ST.
CHICAGO, ILL. 60601

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