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(“understated”) is descriptive of further securing the Note.

WHEEKS, Boktowers (s) has further detailed its mortgagage (the "Mortgage") to secure the Note, which mortgagage conveys the premises ("the premises", described in Exhibit "A", attached hereto; and

WHEAT, ROTTOWER(S) WAS GIVEN TO LEMMER
PROMISSORY note (the "Note") in the principal sum of TWENTY
THOUSAND EIGHT HUNDRED AND ***** NO/100 DOLLARS
(\$21,800.00).

THIS ABSIGMENT MADE AS OF THIS 3RD DAY OF JANUARY, 1992
BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE
AND NOT AS AN INDIVIDUAL, U/T/A # 102693-06 DATED JUNE 2ND, 1987.
("BOROTOWER(S)" OR THE CITY OF CHICAGO, COUNTY OF COOK AND STATE OF ILLINOIS), TO COMMUNITY BANK OF LAWNDALE LOCATED AT 1111 SOUTH HOMAN
AVENUE, CHICAGO, IL 60624, (HEREINAFTER CALLED "NORTGAGEE") OR
LENDER").

ASSIGNMENT OF LEASES AND RENTS

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Although it is a present assignment, it is expressly understood and agreed, notwithstanding any provision contained in the Note, that the parties to this agreement shall occur, which shall constitute Events of Default if it occurs upon it is herein until and unless one of the following events shall occur, which shall constitute Events of Default:

(i) Attached as Exhibit "B" is a Schedule of all leases attached hereto as of the present date with respect to the premises or part thereof described above;

(ii) No default exists on the part of the lessor or lessee in the performance of any term of this lease;

(iii) The lessor has failed to pay any amount due under this lease;

(iv) The lessor has failed to pay any amount due under this lease;

(v) The lessor has failed to pay any amount due under this lease;

(vi) The lessor has failed to pay any amount due under this lease;

(vii) The lessor has failed to pay any amount due under this lease;

(viii) The lessor has failed to pay any amount due under this lease;

(ix) The lessor has failed to pay any amount due under this lease;

This instrument was prepared by: MICHAEL O. BROWN & ASSOCIATES, LTD., 1130 S. MARSH - SUITE #501, CHICAGO, ILLINOIS 60605

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hereunder: default shall be made in payment of interest or principal due under the Note or default shall occur in performance or observance of any of the agreements or conditions in the Mortgage or default shall be made in the performance or observance of any of the conditions or agreement hereunder or a default in any instrument now or at any time securing the Note or the debt evidenced thereby or by any extension thereof, and, in each instance, all applicable grace periods, if any, shall have expired, and nothing herein contained shall be deemed to effect or impair any rights which the Mortgagor may have under said Note and Mortgage or any other instrument herein mentioned.

In any case in which under the provisions of the Mortgage the Mortgagor has a right to institute foreclosure proceedings, whether before or after the entire principal sum secured thereby is declared to be immediately due, or whether before or after institution of legal proceedings to foreclose the lien thereof before or after sale thereunder, forthwith, upon demand of the Mortgagor, the undersigned agrees to surrender to the Mortgagor and the Mortgagor shall be entitled to take actual possession of the Premises or any part thereof personally, or by its agents or attorneys, the mortgagor in its 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, its agents or servants, wholly therefrom and may as attorney in fact or agent of the mortgagor, or in its own name as mortgagor and under the powers herein granted, hold operate, manage and control the Premises and conduct the business, if any, thereof either personally or by its agents, with full power to use such measures, legal or equitable, as in its discretion or in the discretion of its successors or assigns may be deemed proper or necessary to enforce the payment of security of the avails, rents, issues and profits in forcible detainer and actions in distress of rent, hereby granting full power and authority to exercise each and every of the rights, privileges and powers herein granted at any and all times hereafter, and with full power to cancel or terminate any lease or sublease for any cause or on any ground which would entitle undersigned to cancel the same, to elect to disaffirm any lease or sublease made subsequent to the Mortgage or subordinated to the lien thereof, to make all necessary and proper repairs, decorating, renewals, replacements, alterations, additions, betterment and improvements to the Premises that may seem judicious, in its discretion, to insure and reinsurance the same for all risks incidental to Mortgagor's possession, operation and management thereof and to receive all such avails, rents, issues and profits.

The Mortgagor in the exercise of the rights and powers conferred upon it by this Assignment, shall have full power to use and apply the avails, rents, issues and profits of the Premises to the payment of or on account of the following, in such order as the Mortgagor may determine:

(a) To the payment, of the operating expenses of the Premises, including cost of management and leasing thereof (which shall include reasonable compensation to the Mortgagor and its 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), establish claim for damages, if any, and premiums on insurance hereinabove 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, without limitation, the

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cost from time to time of installing or replacing such fixtures, furnishings and equipment therein, and of placing the Premises in such condition as will in the reasonable judgment of the Mortgagor, make it readily rentable;

(d) To the payment of any indebtedness secured by the Mortgage or any deficiency which may result from any foreclosure sale.

The undersigned further specifically and irrevocably authorizes and instructs each and every present and future lessee or tenant of the whole or any part of the Premises to pay all unpaid rent agreed upon in any tenancy to the Mortgagor upon receipt of demand from said Mortgagor to pay the same.

It is understood and agreed that the provisions set forth in the Assignment herein shall be deemed a special remedy given to the Mortgagor, and shall not be deemed exclusive of any of the remedies granted in the Mortgage, but shall be deemed an additional remedy and shall be cumulative with the remedies therein granted and elsewhere granted in any instrument securing the Note, all of which remedies shall be enforceable concurrently or successively.

Whenever the word "undersigned" is mentioned herein, it is hereby understood that the same includes and shall be binding upon successors and assigns (including successors by consolidation) of the undersigned, and any party or parties holding any right, title or interest in the Premises by, through or under the undersigned, and all of the rights, powers, privileges and immunities herein granted and assigns, including all holders, from time to time, of the Note.

It is expressly understood that no judgement or decree which may be entered on any debt secured or intended to be secured by the 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 indebtedness secured by the Mortgage, in whatever form the said indebtedness may be until the indebtedness secured by the Mortgage shall have been paid in full and all bills incurred by virtue of the authority herein contained have been fully paid out of rents, issues and profits of the property, or by the undersigned, or until such time as this instrument may be voluntarily released. 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 indebtedness secured by the Mortgage is fully satisfied before the expiration of any period of redemption.

This Assignment is executed by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE AND NOT AS AN INDIVIDUAL, U/T/A # 102693-06, DATED JUNE 2ND 1987.

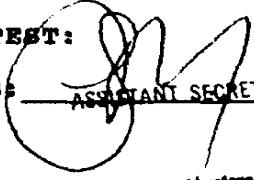
IN WITNESS WHEREOF, the undersigned has executed this Assignment as of the 3RD DAY OF JANUARY, 1992.

BORROWER(S):

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE AND NOT AS AN INDIVIDUAL, U/T/A # 102693-06, DATED JUNE 2ND, 1987

ATTEST:

ITS: ASSISTANT SECRETARY

BY: 

ITS: VICE PRESIDENT

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This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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MICHAEL O. BROWN & ASSOCIATES, LTD.
1130 S. WABASH SUITE #501
CHICAGO, ILLINOIS 60605
(312) 427-2383

PREPARED BY: D Michael Brown

P.I.W. # 16-15-411-050-0000 VOL 563

LOT 31 IN BLOCK 3 IN MUNSON'S ADDITION TO CHICAGO BEING A
SUBDIVISION (EXCEPT THE NORTH EAST 1/4 ACRE THEREOF) OF 26 ACRES
LYING SOUTH AND ADJOINING THE CENTER OF BARRY ROAD OF THE
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH,
ILLINOIS.

ADDRESS OF PROPERTY: 814 SOUTH MARLOW, CHICAGO, ILLINOIS

-- LEGAL DESCRIPTION TO THAT CERTAIN ASSIGNMENT OF LEASES AND
RENTS, DATED JANUARY 3RD, 1991, BY AND BETWEEN AMERICAN NATIONAL
BANK AND TRUST COMPANY OF CHICAGO, 5/1/A #102693-09, DATED JUNE
2ND, 1987 AND COMMUNITY BANK OF LAMDALE, 1111 S. HOMAN AVENUE,
CHICAGO, ILLINOIS, 60624.--

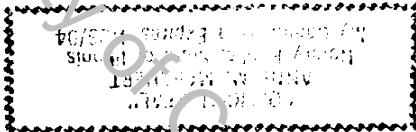
EXHIBIT "A"

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My conclusion expresses:

NOTARY PUBLIC



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Given under my hand and Notarized Seal this 10th day of January 1922

and are the name Person(s) whose name(s)
subscribed to the foregoing instrument, appeared before me this day
in person and acknowledged that John signed, sealed and
delivered the said instrument, as free and voluntary act, for
the uses and purposes therein set forth.

are known to me to be the Vice President and Secretary
of the American Society and the Management of the Hotel.

I, the undersigned, a Notary Public in and for and residing
in said County, in the State aforesaid, do hereby certify that
J. M. KELLY, M.D.
Grebotv's Kasprowsky

COUNTY OF COOK

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