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EXHIBIT - H ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, LAUNDRYLAND SOUTH ASSOCIATES, L.P., an Illinois limited partnership, the owner of the premises described on Exhibit A attached hereto (hereinafter "Assignor"), in consideration of the premises and One and No/100 (\$1.00) Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over unto QUICK WASH V, INC., an Illinois corporation ("Assignee"), for the use and benefit of the holder or holders and owner or owners of the notes secured by the Mortgage made by Assignor to Assignee on January 3rd, 1992, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, all the rents, issues and profits now due or which may hereafter become due under and by virtue of any lease, whether written or verbal, or by virtue of any agreement for the use of occupancy of any part of said premises, heretofore made or entered into by the undersigned or which shall hereafter be made or entered into by Assignee under the power hereby granted and all the rents, issues and profits now due or use or occupancy of any part of said premises in the absence of any agreement, either written or oral, in respect thereto, and does hereby appoint irrevocably Assignee true and lawful agent in its name and stead to collect all of said rents, issues and profits now due or which shall hereafter become due under the leases or agreements, written or verbal, existing or which may hereafter exist for said premises, or any portion thereof; to use such measures legal or equitable, as in the discretion of Assignee may be deemed proper or necessary to enforce the payment of such rents, issues or profits; to secure and maintain possession of said premises, and to operate and manage said premises, through such agent or agents as Assignee may designate; to rent, lease or let all or any portion of said premises to any party or parties at such rental and upon such terms as the said Assignee shall in its discretion determine, all

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and such assignee and any successive assignees are hereby given the same rights and powers as the assignee named herein. Forbearance by Assignee in exercising any of its rights or remedies hereunder shall not constitute a waiver of or preclude the exercise of such rights or remedies thereafter.

IN WITNESS WHEREOF, said LAUNDRYLAND SOUTH ASSOCIATES, L.P. has caused this instrument to be signed in its name and behalf by its corporate general partner by its President and attested to by its Secretary and its corporate seal to be hereunto affixed, on the 3rd day of January, 1992.

LAUNDRYLAND SOUTH ASSOCIATES, L.P.

By: Laundryland South, Inc.
General Partner

By: [Signature]
Its: [Signature]

Attest:

By: [Signature]
Its: [Signature]

THIS INSTRUMENT WAS PREPARED BY:
Martin S. Korey
Stone, Pogrund, Korey & Spagat
221 North LaSalle Street, Suite 3200
Chicago, Illinois 60601

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STATE OF ILLINOIS

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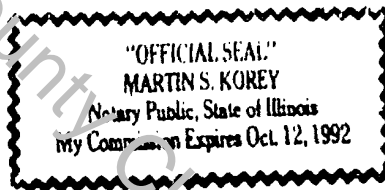
COUNTY OF COOK

I, Martin S. Korey, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Robert Weinstein, President of Landmark Security and Secretary of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said Company, did affix said corporate seal of said Company to said instrument as his 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 NOTARIAL SEAL this 31st day of January, A.D., 1992.

Martin S. Korey
Notary Public

My Commission Expires: _____



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SCHEDULE A

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 13 TO 17 INCLUSIVE IN BLOCK 16 IN COBE AND MCKINNON'S 59TH ST AND WESTERN AVENUE SUBDIVISION IN SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE EASEMENT AGREEMENT DATED MARCH 1, 1989 AND RECORDED MARCH 9, 1989 AS DOCUMENT 89104129 MADE BY AND BETWEEN FLETCHER HARMeyer ENTERPRISES, AN ILLINOIS PARTNERSHIP, AND QUIK WASH V, A CORPORATION OF ILLINOIS, FOR INGRESS AND EGRESS OVER PARTS OF THE FOLLOWING DESCRIBED LAND, TO WIT:

LOTS 18 TO 24 INCLUSIVE IN BLOCK 16 IN COBE AND MCKINNON'S 59TH ST AND WESTERN AVENUE SUBDIVISION IN SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NOS. 19-13-415-025-0000; 19-13-415-026-0000; 19-13-415-027-0000;
19-13-415-028-0000; 19-13-415-029-0000.

ADDRESS: 6036 SOUTH WESTERN AVENUE, CHICAGO, ILLINOIS

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