

UNOFFICIAL COPY

ASSIGNMENT OF PROFITS (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

92108638

KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor, Julius Benjamin and Dana Kahan Benjamin his wife as joint tenants, 816 Partridge Lane, of the Cook or Mt. Prospect County of Illinois and State of Illinois, in consideration of One Dollar (\$1) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over unto the Assignee, Bank of Bellwood, 219 S. Mannheim Road, Bellwood, IL of the Village of Bellwood County of Cook and State of Illinois his executors,

Above Space For Recorder's Use Only

administrators and assigns, all the avails, rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of, or any agreement for the use or occupancy of any part of the premises hereinafter described, which may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Assignee under the power herein granted, it being the intention to hereby establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the Assignee and especially those certain leases and agreements now existing as follows, to-wit:

DATE OF LEASE	LESSEE	TERM	MONTHLY RENT
1992 FEB 21	COOK COUNTY, ILLINOIS FILED FOR RECORD		
		92108638	

such rent being payable monthly in advance with respect to the premises described as follows, to-wit:

PER LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

BOX 333

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and the Assignor hereby irrevocably appoints the Assignee as his true and lawful attorney to collect all of said avails, rents, issues and profits arising or accruing at any time hereafter, and all now due or that may hereafter become due under each and every the leases or agreements, written or verbal, existing or to hereafter exist, for said premises, and to use such measures, legal or equitable, as in his discretion may be deemed proper or necessary to enforce the payment or the security of such avails, rents, issues and profits, or to secure and maintain possession of said premises or any portion thereof and to fill any and all vacancies, and to rent, lease or let any portion of said premises to any party or parties at his discretion, hereby granting full power and authority to exercise each and every the rights, privileges and powers herein granted at any and all times hereafter without notice to the Assignor, and further, with power to use and apply said avails, issues and profits to the payment of any indebtedness or liability of the Assignor to the Assignee, due or to become due, or that may hereafter be contracted, and also to the payment of all expenses and the care and management of said premises, including taxes and assessments, and the interest on incumbrances, if any, which may in said attorney's judgment be deemed proper and advisable, hereby ratifying all that said attorney may do by virtue hereof.

GIVEN under hand and seal this 18th day of Feb 19 92. Julius Benjamin (SEAL) Dana Kahan Benjamin (SEAL)

STATE OF ILLINOIS ss. I THE UNDERSIGNED

County of COOK a notary public in and for said County, in the State aforesaid, Do Hereby Certify that JULIUS BENJAMIN AND DANA KAHAN BENJAMIN, HIS WIFE personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

"OFFICIAL SEAL" Given under my hand and official seal this 18TH day of FEB 19 92. Brian Zieler Notary Public

This instrument was prepared by Bank of Bellwood, 219 S. Mannheim Road, Bellwood, IL 60104

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Property of Cook County Clerk's Office

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Parcel 1:

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Unit No.59, as shown and identified in the survey of a tract of land described as follows:

That part of <sup>Lot</sup> Lot 1 in Kenroy's Huntington, being a subdivision of part of the East 1/2 of Section 14, Township 41 North, Range 11 East of the Third Principal Meridian described as follows:

Commencing at a point of intersection of the West line of said Lot 1 (being the west line of the North East 1/4 of the SouthEast 1/4 of Section 14 aforesaid) with the North Line of said Lot 1 (being the North line of the South 20.00 acres of the North West 1/4 of the South East 1/4 of said Section 14); thence South 38 degrees 59 minutes 01 seconds West 897.158 feet along the aforesaid North line of Lot 1; thence South 1 degrees 80 minutes 59 seconds East 15.0 feet; thence South 88 degrees 59 minutes 01 seconds West 2.50 feet to the place of beginning of the tract of land to be described herein; thence continuing South 88 degrees 59 minutes 01 seconds West 145.17 feet; thence South 1 degrees 00 minutes 59 seconds East 64.0 feet; thence North 88 degrees 59 minutes 01 seconds East 145.17 feet; thence North 1 degrees 00 minutes 59 seconds West 64.0 feet to the place of beginning, in Cook County, Illinois which survey is attached as exhibit 'B' to the Declaration of Condominium ownership and easements and restrictions for Bralen Townhome condominium No. 12 building, Mount Prospect, Illinois, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as document no. 22878376, together with an undivided 25.4107 percentage interest in the above described premises, excepting therefrom all of the units as defined and set forth in the said Declaration and survey, in Cook County, Illinois.

Also

Parcel 2:

Easements for the benefit of Parcel 1 described in Declaration of covenants, conditions, restrictions and easements and right of ingress and egress relating to the Bralen Townhome owners Association recorded in the office of the recorder of deeds of Cook County, Illinois, as document No. 21974867 all in Cook County, Illinois.

08-14-401-085-1004  
P.I.N. # ~~08-14-401-035~~

816 Partridge Lane, Mt. Prospect, Illinois

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