

ASSIGNMENT OF RENTS

KNOW ALL MEN by these presents, that Edward C. Bremer and Margene Bremer, as Trustees under Trust Agreement dated January 14, 1988.

In consideration of the premises and of One Dollar (\$1.00), in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer, and set over unto American National Bank of Lansing, a national banking association organized and existing under the laws of the United States of America, its successors and assigns all the 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 or, or any agreement for the uses or occupancy of, any part of the premises hereinatter described, which may have been heretofore, or may be hereafter, made or agreed to, or which may be made or agreed to by the grantee hereinunder or 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 grantee herein and especially those certain leases and agreements now existing upon the property described as follows:

UNIT 1A TOGETHER WITH AN UNDIVIDED 12.500 PERCENT INTEREST IN THE COMMON ELEMENTS IN OAK VIEW OFFICE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION FILED AS DOCUMENT NUMBER 3190199, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEPT. II RECORD. T \$23.50
T#7777 TRAN 1742 04/22/92 13:29:00
#4553 G \*-92-270676
COOK COUNTY RECORDER

Commonly known as: 18221 Torrence Ave., Suite 1A - Lansing, Il. 60438
Permanent Index Number: 30-31-300-027-1001

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and does authorize irrevocably the above-mentioned American National Bank of Lansing in its own name to collect all or 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 lease or agreement, written or verbal, existing or to hereafter exist, for said premises, and to use such measures, legal or equitable, as in its discretion may be deemed proper or necessary to enforce the payment of 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 its discretion, hereby granting full power and authority to exercise each and every right, privilege and power herein granted at any and all times hereafter without notice to the grantor herein, its successors and assigns, and further, with power to use and apply said avails, rents, issues and profits to the payment of any indebtedness or liability of the undersigned to the said American National Bank of Lansing or its agents, 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, insurance, and assessments, and the interest on encumbrances, if any, which may be in its judgment deemed proper and advisable.

This instrument is given to secure payment of the principal sum and interest of or upon a certain loan for Thirty Six Thousand and no/100 Dollars (\$ 36,000.00 ) secured by a Mortgage dated the 21st day of April, 1992, conveying and mortgaging the real estate and premises hereinabove described to American National Bank of Lansing and this instrument shall remain in full force and effect until said loan and the interest thereon and all other costs and charges which may have accrued under said Mortgage have been fully paid.

This assignment shall be operative only in the event of a default in the payment of principal and interest secured by said Mortgage or in the event of a breach of any of the covenants in said Mortgage contained.

Dated at Lansing, Illinois, this 21st day of April, 1992.

(X) Edward C. Bremer - as Trustee (X) Margene Bremer as Trustee
Edward C. Bremer, as Trustee under Margene Bremer as Trustee under
Trust Agreement dated January 14, 1988 Trust Agreement dated January 14, 1988

STATE OF ILLINOIS )
) SS:
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Edward C. Bremer and Margene Bremer as trustee personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN UNDER MY HAND and official seal this 21st day of April, 1992.

Notary Public signature: Cheryl J. Searely

Prepared by and return to: Lucy Cantu
American National Bank of Lansing
3115 Ridge Road

Handwritten number: 2330

UNOFFICIAL COPY

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