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This instrument prepared by First National Bank of Northbrook 1300 Meadow Rd. Northbrook, IL 60062 LOAN #1000466

ASSIGNMENT OF RENTS AND LEASES

April 9, 1992

KNOW ALL MEN BY THESE PRESENTS, that First National Bank of Northbrook, a National Banking Association, as Trustee under the provisions of a Trust Agreement dated July 15, 1985 and known as Trust #298, in consideration of the premises and of One Dollar (\$1.00) in hand paid, receipt whereof is hereby acknowledged, do hereby sell, assign, transfer and set over unto the FIRST NATIONAL BANK OF NORTHBROOK, a National Banking Association, of the Village of Northbrook, County of Cook and State of Illinois, any and all leases and 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 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 grantee herein 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 grantee herein, upon the following described real estate, to-wit:

The East 31 1/2 feet of Lot 14 as measured on North line thereof and the West 18 1/2 feet of Lot 15 as measured on North line thereof in Dunning's Subdivision of Block 20 in Canal Trustees Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 823-825 West Altgeld Street, Chicago, Illinois 60660
Permanent Index Number: 14-29-424-021

and they do hereby appoint FIRST NATIONAL BANK OF NORTHBROOK, their true and lawful attorney-in-fact in their name and stead, 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 lease or agreement, written or verbal, existing or to hereafter exist, for said premises, and to use such measures, legal or equitable, as in the discretion of said Bank as Assignee 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 said Assignee's discretion, and to manage and control the same 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 Assignors herein, their successors and assigns, provided however that all such income shall be used and applied to the payment of any indebtedness or liability due or to become due under the note dated April 9, 1992 for \$291,000.00 secured by a mortgage of even date between First National Bank of Northbrook, a National Banking Association, as Trustee under the provisions of a Trust Agreement dated July 15, 1985 and known as Trust #298, and FIRST NATIONAL BANK OF NORTHBROOK, including taxes and assessments and any expenditures which it may be necessary to make in the operation of the property in accordance with the terms of said mortgage. This assignment is given as additional security for the payment of the note described above dated April 9, 1992 and the mortgage securing same, and shall not be exercised so long as the terms of said note and mortgage are complied with.

It is further understood that this assignment shall not operate to place responsibility for the control, care, management or repair of said premises upon the assignee, nor for the carrying out of any of the terms and conditions of said lease; nor shall it operate to

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make the assignee responsible or liable for any waste committed on the property by the tenant or any other party, or for any dangerous or defective condition of the premises, or for any negligence in the management, upkeep, repair or control of said premises resulting in loss or injury or death to any tenant, licensee, employee or stranger.

This assignment shall terminate when all interest, principal and other charges, as aforesaid, then due under said note and mortgage, shall be paid in full, and all defaults thereunder shall have been remedied and made good.

First National Bank of Northbrook, a National Banking Association, as Trustee under the provisions of a Trust Agreement dated July 15, 1985 and known as Trust #298 and not personally.

BY: [Signature] ATTEST: [Signature]

STATE OF ILLINOIS)
COUNTY OF COOK) See Attached

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ are personally known to me to be the same person(s) whose name or names is are subscribed to the foregoing Instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered the said Instrument as their free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of all rights under any homestead, exemption and valuation laws.

Given under hand and Notarial Seal this _____ day of _____, 19____.

Notary Public

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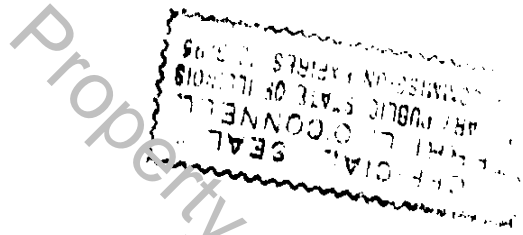
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It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee, made in favor of the First National Bank of Northbrook, are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the First National Bank of Northbrook or any of the beneficiaries under said Trust Agreement, on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, or such personal liability, if any, being expressly waived and released.

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Trustee Clerk's Office

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[Signature]
Notary Public

I, Terri L. O'Connell, a Notary Public in and for the
 County and State aforesaid, DO HEREBY CERTIFY, that Steven R.
 Flint, Assistant Vice President of FIRST NATIONAL BANK OF
 NORTHBROOK and Marti K. Marra, Assistant Trust Officer thereof,
 personally known to me to be the same persons whose names are
 subscribed to the foregoing instrument as Assistant Vice President
 and Assistant Trust Officer 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 bank, as Trustee as aforesaid, for the uses
 and purposes therein set forth; and Assistant Trust Officer did
 also then and there acknowledge that she as custodian of the
 corporate seal of said bank did affix said instrument as her own
 free and voluntary act of said bank, as Trustee as aforesaid, for
 the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 18th day of April
 A.D. 19 08.

STATE OF ILLINOIS
COUNTY OF COOK

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