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GLADSTONE-NORWOOD TRUST & SAVINGS BANK
UNOFFICIAL COPY
ASSIGNMENT OF RENTS

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Know all men by these presents, that Gladstone-Norwood Trust & Savings Bank, not personally but as Trustee under the Provisions of a deed or deeds in trust duly recorded and delivered to said Company in pursuance of a Trust Agreement dated March 2, 1992 and known as Trust No. 1682 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 GLADSTONE-NORWOOD TRUST & SAVINGS BANK 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 of, or any agreement for the uses 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 hereunder of 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:

P. I. N. 17-16-407-021-1084

PROPERTY ADDRESS: 705 S. Dearborn
Chicago, Illinois 60605

SEE LEGAL DESCRIPTION RIDER HERETO ATTACHED

and does authorize irrevocably the above mentioned GLADSTONE-NORWOOD TRUST & SAVINGS BANK in its own name 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 its 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 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 GLADSTONE-NORWOOD TRUST & SAVINGS BANK 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 and assessments, and the interest on encumbrances, if any, which may be in its judgement deemed proper and advisable. This instrument is given to secure payment of the principal sum and interest of or upon a certain loan for 120,000.00 dollars secured by a Mortgage or Trust Deed dated the 23rd day of March, 1992, conveying and mortgaging the real estate and premises hereinabove described to GLADSTONE-NORWOOD TRUST & SAVINGS BANK 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 or Trust Deed have fully been 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 Trust Deed or in the event of a breach of any of the covenants in said Mortgage or Trust Deed contained.

This Assignment of Rents is executed by Gladstone-Norwood Trust & Savings Bank as Trustee, solely in the exercise of the authority conferred upon it as said Trustee, and no personal liability or responsibility shall be assumed by, nor at any time be asserted or enforced against it, its agents or employees or account hereof, or on account of any promises, covenants, undertakings or agreements herein or in said Note contained, either expressed or implied; all such liability, if any being expressly waived and released by the mortgagee or holder or holders of said Note and by all persons claiming by, through or under said mortgage or the holder or holders, owner or owners of said Note and by every person now or hereafter claiming any right or security thereunder, it is understood and agreed that

Gladstone-Norwood Trust & Savings Bank, individually, or as Trustee shall have no obligation to see to the performance or nonperformance of any of the covenants or promises herein contained, and shall not be liable for any action taken in violation of any of the covenants herein contained. It is further understood and agreed that the Trustee is not entitled to receive any of the rents, issues or profits of or from said trust property and this instrument shall not be construed as an admission to the contrary.

Dated at Chicago Illinois, this 23rd day of March 19 92 A.D.

Gladstone-Norwood Trust & Savings Bank
not individually but solely as Trustee, as aforesaid.

By *[Signature]*
Trust Officer
Attest *[Signature]*
Asst. Vice President

STATE OF ILLINOIS
COUNTY OF COOK
I, undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, that Richard G. Brown, Executive Assistant (Vice President) (Trust Officer) of Gladstone-Norwood T & S Bank and ~~Executive Assistant (Vice President) (Trust Officer)~~ (Assistant) (Vice President) (Trust Officer) of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such (Executive) (Assistant) (Vice President) (Trust Officer), and (Executive) (Assistant) (Vice President) (Trust Officer), respectively, appeared before me this day in person and acknowledged that they signed and delivered the 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 the said (Executive) (Assistant) (Vice President) (Trust Officer) then and there acknowledged that said (Executive) (Assistant) (Vice President) (Trust Officer), as custodian of the corporate seal of said Bank, did affix the seal of said Bank to said instrument as said (Executive) (Assistant) (Vice President) (Trust Officer) 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.
Given under my hand and Notarial Seal this 23rd day of March 1992.

This document prepared by
Theresa Nitka / Gladstone-Norwood Bank

GLADSTONE-NORWOOD TRUST & SAVINGS BANK
5200 N. CENTRAL
CHICAGO, IL 60630
RECORDERS OFFICE BOX NO

BOX 34



705 S. Dearborn
Chicago, Illinois 60605

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LEGAL DESCRIPTION RIDER

Unit 705 in Printer's Row Condominium, as delineated on a survey of the following real estate: Lots 3, 4, 9, 10, 15 and 16 (Except from said lots that part taken or used for Dearborn Street and Plymouth Court) in Wallace and other's Subdivision of Block 135 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as "Exhibit A" to the Declaration of Condominium Recorded on March 19, 1980 as Document Number 25,396,708, together with the respective individual percentage interest in said parcel appurtenant to said unit (excepting therefrom all the property and space comprising all the units thereof as defined and set forth in said declaration and survey).

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