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Loan # 75259

ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENTS; that **DOWNERS GROVE NATIONAL BANK**, as Trustee under Trust No. 92-154 dated 5/29/92, in order to secure an indebtedness of TWO HUNDRED FIFTY THOUSAND AND NO/100 (\$250,000.000) DOLLARS, executed a Mortgage of even date herewith, mortgaging to **DOWNERS GROVE NATIONAL BANK**, DuPage County, Illinois, the following described real estate:

Lots 57 and 58 in John H. Curtis Subdivision of Blocks 2 and 7 in Nickerson Subdivision of East 1/2 of Section 6, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 19-06-203-010 and 19-06-203-011

which is commonly known as 6603 West Pershing Road, Chicago, Illinois, (herein Property Address); and,

WHEREAS, **DOWNERS GROVE NATIONAL BANK** is the holder of said mortgage and the note secured thereby;

WHEREAS, it is contemplated by the Borrower that all or part of the real estate will be occupied by one or more tenants,

NOW, THEREFORE in order to further secure said indebtedness, and as a part of the consideration of said transaction, we hereby sell, assign, transfer, let, demise and set over unto the said **DOWNERS GROVE NATIONAL BANK** the possession of 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, of any agreement for the use or occupancy of any part of the premises hereinbefore described, which may have heretofore or may be hereafter made or agreed to, or which may be made by the assignee 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 assignee herein.

And, we hereby irrevocably appoint the said **DOWNERS GROVE NATIONAL BANK**, as agent for the management of said property, and they may let and re-let said premises or any part thereof according to their own discretion, and they may bring or defend any suits in connection with said premises in their own name or in our names, as they consider expedient, and may make such repairs to the premises as they consider expedient; and they may do anything in and about said premises that we might do, hereby ratifying and confirming anything and everything that our attorney may do.

Said assignee and attorney-in-fact shall apply the proceeds of said building first in payment of the taxes and operating expenses and then on account of the principal and interest of indebtedness, and on account of expenses of foreclosure or other legal actions which might arise by virtue of the terms of the mortgage heretofore referred to.

This Assignment and power of attorney shall only be operative in the event of a default in the payment of the principal or interest secured by said mortgage, or in the event of a breach of any of the covenants in said mortgage contained, and in the event of a foreclosure of the mortgage heretofore referred to, the **DOWNERS GROVE NATIONAL BANK**, or its duly authorized agent, may and can proceed under this Assignment of Rent, in lieu of the appointment of a receiver for the premises, and it or its agent shall have the same power and rights as a receiver would have if appointed by virtue of the terms of the mortgage.

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