

UNOFFICIAL COPY

ADR NO. 2031

ASSIGNMENT OF RENTS

Chicago, Illinois June 1, 1993

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93470465

KNOW ALL MEN BY THESE PRESENTS,

THAT ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, not personally but as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated June 1, 1993 and known as its Trust Number 11-4950 (hereinafter called Assignor), in consideration of Ten Dollars (\$10.00) in hand paid, and of other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, does hereby assign, transfer and set over unto

ALBANY BANK & TRUST COMPANY N.A., (hereinafter called the Assignee), all the rents, earnings, income, issues and profits, if any, of and from the real estate and premises hereinafter described, which are now due and which may hereafter become due, payable or collectible under or by virtue of any lease, whether written or oral, or any letting of, possession of, or any agreement for the use or occupancy of any part of the real estate and premises hereinafter described, which said Assignor may have heretofore made or agreed to, or may hereafter make or agree to, or which may be made or agreed to by the Assignee under the powers hereinafter granted, together with any rents, earnings and income arising out of any agreement for the use or occupancy of the following described real estate and premises to which the beneficiaries of Assignor's said trust may be entitled: it being the intention hereof to make and establish hereby an absolute transfer and assignment of all such leases and agreements and all the rents, earnings, issues, income, and profits thereunder, unto the Assignee herein, all relating to the real estate and premises situated in the County of Cook, and described as follows, to wit:

PARCEL 1: LOTS 39 AND 40, IN BAIRD'S SUBDIVISION OF THE EAST 5 ACRES OF BLOCK 25, IN JACKSON'S SUBDIVISION OF THE SOUTH EAST QUARTER OF SECTION 11, AND THE SOUTH WEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE STREETS HERETOFORE DEDICATED), IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS: 4855 N Drake, Chicago, Illinois PIN: 13-11-425-001

PARCEL 2: LOT 7 (EXCEPT THE SOUTH 6 FEET THEREOF) IN PLOTKE AND GROSBY'S SUBDIVISION OF PART OF BLOCK 19 IN JACKSON'S SUBDIVISION IN THE SOUTH WEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS COMMONLY KNOWN AS: 4949 N Whipple, Chicago, Illinois PIN: 13-12-316-001

PARCEL 3: LOTS 8 AND 9 IN BLOCK 49 IN NORTH WEST LAND ASSOCIATION SUBDIVISION OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD) IN COOK COUNTY, ILLINOIS COMMONLY KNOWN AS: 4540 N Albany, Chicago, Illinois PIN: 13-13-118-00

DEPT-01 RECORDING \$31.00
T#5555 TRAN 5212 06/21/93 15:10:00
#3740 #-93-470465
COOK COUNTY RECORDER

This instrument is given to secure payment in the principal sum of One Million Three Hundred Thousand and 00/100

----- Dollars, and interest upon
in part
a certain loan secured by Mortgage to Albany Bank & Trust Company N.A. as Mortgagee dated June 1, 1993 and recorded in the Recorder's Office or registered in the Office of the Registrar of Titles of the above named county, conveying the real estate and premises hereinabove described. 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 or may hereafter accrue under said Mortgage, have been fully paid.

This Assignment shall not become operative until a default exists in the payment of principal or interest or in the performance of the terms or conditions contained in the Mortgage herein referred to and in the Note or Notes secured thereby.

Without limitation of any of the legal rights of Assignee as the absolute assignee of the rents, issues and profits of said real estate and premises above described, and by way of enumeration only, it is agreed that in the event of any default under the said Mortgage above described, whether before or after the note or notes secured by said Mortgage is or are declared to be due in accordance with the terms of said Mortgage, or whether before or after the institution of any legal proceedings to foreclose the lien of said Mortgage, or before or after any sale thereunder, Assignee shall be entitled to take actual possession of the said real estate and premises hereinabove described, or of any part thereof, personally or by agent or attorney, as for condition broken, and may, with or without force, and with or without process of law, and without any action on the part of the Mortgagee secured by said Mortgage, enter upon, take, and maintain possession of all or any part of said real estate and premises hereinabove described together with all documents, books, records, papers, and accounts relating thereto, and may exclude the Assignor, its beneficiaries or their agents or servants, wholly therefrom, and may hold, operate, manage and control the said real estate and premises hereinabove described, and conduct the business thereof. Assignee may, at the expense of the mortgaged property, from time to time cause to be made, all necessary or proper repairs, renewals, replacements, useful alterations, additions, betterments and improvements to the said real estate and premises as may seem judicious, and may insure and reinsure the same, and may lease said mortgaged property in such parcels and for such times and on such terms as may seem fit, including leases for terms expiring beyond the maturity of the indebtedness secured by said Mortgage, and may cancel any lease or sublease for any cause or on any ground which would entitle the Assignor or its beneficiaries to cancel the same. In every such case the Assignee shall have the right to manage and operate the said real estate and premises, and to carry on the business thereof as to the Assignee shall deem best. Assignee shall be entitled to collect and receive all earnings, revenues, rents and income of the property and any part thereof. After deducting the expenses of conducting the business thereof and all the maintenance, repairs, renewals, replacements, alterations, additions, betterments, and improvements, and all payments which may be made for taxes, assessments, insurance, and prior or proper charges on the said real estate and premises, or any part thereof, including the just and reasonable compensation for the services of the Assignee and of the Assignee's attorneys, agents, clerks, servants, and others employed by Assignee in connection with the operation, management, and control of the mortgaged property and the conduct of the business thereof, and such further sums as may be sufficient to indemnify the Assignee against any liability, loss, or damage on account of any matter or thing done in good faith in pursuance of the rights and powers of Assignee hereunder, the Assignee shall apply any and all moneys arising as aforesaid to the payment of the following items in such order as said Assignee deems fit:

- (1) interest on the principal and overdue interest on the note or notes secured by said Mortgage, at the rate therein provided;
- (2) interest accrued and unpaid on the said note or notes;
- (3) the principal of said note or notes from time to time remaining outstanding and unpaid;
- (4) any and all other charges secured by or created under the said Mortgage above referred to; and
- (5) the balance, if any, to the Assignor.

Prepared by: Gary A. Worester, Senior Vice President
Albany Bank & Trust Co., N.A.
2400 W. Lawrence Avenue, Chicago, ILL 60625

Box 430

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MPPS #12401B

This instrument shall be assignable by Assignee, and all of the terms and provisions hereof shall be binding upon and more to the benefit of the respective executors, administrators, legal representatives, successors and assigns of each of the parties hereto.

The failure of Assignee, or any of the agents, attorneys, successors or assigns of the Assignee to enforce any of the terms, provisions and conditions of this agreement for any period of time or times, shall not be construed or deemed to be a waiver of any rights under the terms hereof but said Assignee or the agents, attorneys, successors, or assigns of the Assignee shall have full right, power and authority to enforce this agreement, or any of the terms, provisions, or conditions hereof, and exercise the powers hereunder, at any time or times that shall be deemed fit.

The release of the Mortgage securing said note shall ipso facto operate as a release of this instrument.

THIS ASSIGNMENT OF RENTS is executed by Albany Bank & Trust Company N.A., not personally but as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. Nothing herein or in said Mortgage or in said Note or Note contained shall be construed as creating any liability of Albany Bank & Trust Company N.A. personally to pay the said Note or Note or any interest that may accrue thereon, or any indebtedness accruing thereunder or hereunder, or to perform any agreement or covenant either express or implied herein or therein contained, all such liability, if any, being expressly waived by Assignee and by any one now or hereafter claiming any right or security hereunder. So far as Albany Bank & Trust Company N.A. personally is concerned, the Assignee hereunder and the owner or owners of any indebtedness accruing hereunder or any one making any claim hereunder shall look solely to the trust property herein described and to the rents hereby assigned for the payment thereof, by the enforcement of the lien hereby and by said Mortgage created, in the manner herein and in said Mortgage and Note or Notes provided.

IN WITNESS WHEREOF, Albany Bank & Trust Company N.A., not personally but as Trustee as aforesaid, has caused these presents to be signed by its Trust Officer and its corporate seal to be hereunto affixed and attested by its Assistant Vice-President, at the place and on the date first above written.

ALBANY BANK & TRUST COMPANY N.A., as Trustee aforesaid and not personally.

By: [Signature]
Trust Officer
Attest: [Signature]
Assistant Vice President

This Document Prepared By:

Gary A. Worcester, Senior Vice President
Albany Bank & Trust Company N.A.
3400 W. Lawrence Avenue
Chicago, IL 60625

State of Illinois) 155.
County of Cook)

I, the undersigned, a Notary Public in and for said County and State aforesaid, Do Hereby Certify that ARNOLD J. WARD Trust Officer of Albany Bank & Trust Company N.A. and MICHAEL DEVLIN Vice-President of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Officers, appeared before me this day in person and acknowledged that they signed and delivered the foregoing 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 Assistant Vice President then and there acknowledged that he, as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as his 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 14th day of July, A.D. 1993

"OFFICIAL SEAL"
GRACE E. STANTON
Notary Public Cook County, Illinois
My Commission Expires Feb. 17, 1996

[Signature]
Notary Public

93470465

Box No. 35

Assignment of Rents

ALBANY BANK AND TRUST
COMPANY N.A., IN CHICAGO

as Trustee
TO

ALBANY BANK AND TRUST
COMPANY N.A.

3400 WEST LAWRENCE AVENUE
CHICAGO 60625

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