

UNOFFICIAL COPY

ASSIGNMENT OF RENTS

Know all men by these presents, that whereas, Cosmopolitan Bank and Trust Co., a national banking association

a corporation organized and existing 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 the undersigned in pursuance of a Trust Agreement dated June 18, 1991

and known as trust number 29844, in order to secure

an indebtedness of Three Hundred Fifty Thousand and 00/100 Dollars (\$ 350,000.00) Executed a mortgage of even date herewith, mortgaging to Selfreliance Ukrainian

Federal Credit Union

the following described real estate: Lot Eight (8) (except the North Twenty-Five (25) Feet Thereof) all of Lot Nine (9) in Block One (1), in Gillick's Ridge, being a Subdivision of the Northeast Quarter (1/4) of the Southeast Quarter of Section 35, Town 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax No.: 09-35-405-019
Property Address: 710 South Washington, Park Ridge, Illinois 60068

and, whereas, Selfreliance Ukrainian Federal Credit Union is the holder of said mortgage and the sole secured thereby:

NOW, THEREFORE, in order to further secure said indebtedness, and as a part of the consideration of said transaction, the undersigned Cosmopolitan Bank and Trust

hereby assign, transfer, sell over unto Selfreliance Ukrainian Federal Credit Union

hereinafter referred to as the Association, and/or its successors and assigns, all the rents now due or which may hereafter become due under or by virtue of any lease, either oral or written, or any letting of, or any agreement for the use or occupancy of any part of the premises herein described, which may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Association under the power herein granted, it being the intention hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avals hereunder unto the Association and especially those certain leases and agreements now existing upon the property hereinabove described.

The undersigned, do hereby irrevocably appoint the said Association the agent for the management of said property, and do hereby authorize the Association to let and re-let said premises or any part thereof, according to its own discretion, and to bring or defend any suits in connection with said premises in its own name, as it may consider expedient, and to make such repairs to the premises as it may deem proper or advisable, and to do anything in and about said premises that the undersigned might do, hereby ratifying and confirming anything and everything that the said Association may do.

It is understood and agreed that the said Association shall have the power to use and apply said avals, interest and profits toward the payment of any present or future indebtedness or liability of the undersigned to the said Association, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses for the care and management of said premises, including taxes, insurance, assessments, usual and customary commissions to a real estate broker for leasing said premises and collecting rents and the expense for such attorneys, agents and servants as may reasonably be necessary.

It is understood and agreed that the Association will not exercise its rights under this Assignment until after default in any payment secured by the mortgage or after a breach of any of its covenants.

It is further understood and agreed, that in the event of the exercise of this assignment, the undersigned will pay rent for the premises occupied by the undersigned at the prevailing rate per month for each room, and a failure on the part of the undersigned to promptly pay said rent on the first day of each and every month shall, in and of itself constitute a forcible entry and detainer and the Association may in its own name and without any notice or demand, maintain an action of forcible entry and detainer and obtain possession of said premises. This assignment and assigns of the parties hereto and shall be construed as a Covenant running with the land, and shall continue in full force and effect until all of the indebtedness or liability of the undersigned to the said Association shall have been fully paid, at which time this assignment and assigns shall terminate.

The failure of the Association to exercise any right which it might exercise hereunder shall not be deemed a waiver by the Association of its right of exercise thereafter.

This assignment of rents is executed by Cosmopolitan Bank and Trust Co. not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Cosmopolitan Bank and Trust Co. hereby warrants that it possesses full power and authority to execute this instrument) and it is expressly understood and agreed that nothing herein or in said note contained shall be construed as creating any liability on the said Cosmopolitan Bank and Trust Co.

Cosmopolitan Bank and Trust Co., either individually or as Trustee aforesaid, personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by the Mortgagee and by every person now or hereafter claiming any right or security hereunder, and that so far as Cosmopolitan Bank and Trust Co., either individually or as Trustee aforesaid, or its successors, personally are concerned, the legal holder or holders of said note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created in the manner herein and in said note provided or by action to enforce the personal liability of the guarantor, if any.

IN WITNESS WHEREOF, Cosmopolitan Bank and Trust Co. not personally but as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice President, and its corporate seal to be hereunto affixed and attested by its Trust Officer, Secretary, this 2nd day of June, A. D. 19 93

Cosmopolitan Bank and Trust
As Trustee as aforesaid and not personally

ATTEST: Ann Marie Russell Trust Officer
Assistant Vice President
7/5/93

93-2513

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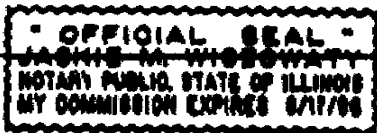
STATE OF ILLINOIS
COUNTY OF Cook) ss.

I, Jackie M. Wiszowsky, a Notary Public, in and for said County, in the State aforesaid,
DO HEREBY CERTIFY, THAT Alice A. Lanham, Assistant Vice President of Cosmopolitan
Bank and Trust, and Ann Hucak Burruss, Trust Officer

~~MEMBERS~~ of said corporation, who are personally known to me to be the same persons
whose names are subscribed to the foregoing instrument as such Assistant Vice President, and Trust Officer
Secretary, 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 corporation, as Trustee as aforesaid
for the uses and purposes therein set forth; and the said Trust Officer then and there acknowledged that she
as custodian of the corporate seal of said corporation, did affix said seal to said instrument as her own free and voluntary
act and as the free and voluntary act of said corporation, as Trustee as aforesaid, for the uses and purposes therein set forth

GIVEN under my hand and Notarial Seal, this 21st day of JUNE, A. D. 1993

Jackie M. Wiszowsky
Notary Public



My Commission Expires

Property of Cook County Clerk's Office

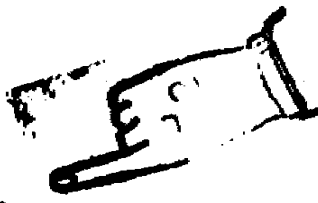
DEPT-11 RECORD FOR
TAXES FROM APR 07/13/93
COOK COUNTY RECORDS

93533793

93533793

3:46

JUN 14 1993
COOK COUNTY
RECORDER
JESSE WHITE
ROLLING MEADOWS



TV
SELF-EMERGENCY DEPARTMENT
FEDERAL CREDIT UNION
2551 W. CHICAGO AVE.
CHICAGO, IL 60622

Loan No. 3192-61

2350
P

93480481

Box

Assignment of Rents