

COLLATERAL ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT, made as of this 8th day of September, 1993, by COMERICA BANK, Illinois Successor Trustee to Manufacturers Affiliated Trust Company Successor Trustee to Affiliated Bank/Western National f/k/a Western National Bank of Cicero, not personally, but as Trustee of Trust Number 4793 U/T/A/D March 2, 1971, as (Assignor) to PINNACLE BANK, a State Banking Association, having its principal place of business in Cicero, Illinois, as Assignee;

WITNESSETH THAT:

WHEREAS, Assignor, to evidence and secure a loan indebtedness has made and delivered to Assignee a Secured Installment Note of even date herewith (said note, all renewals, modifications and/or extensions thereof, and any additional notes hereinafter collectively referred to as the "Note") in the principal amount of Seventy Five Thousand Dollars, (\$75,000.00) payable as in the note provided which note has a current maturity date of December 1, 1993, with interest as therein expressed, and has executed and delivered a Mortgage (it being agreed that "mortgage" as hereinafter used shall be construed to mean "Deed of Trust" or "Trust Deed" or Deed to Secure Debt" if the context so requires) bearing the aforesaid date to secure said Note on certain real estate in the County of Cook, State of Illinois, more particularly described as follows:

See Exhibit "A" attached hereto and by express reference made a part hereof.

including the improvements now or hereafter thereon and the easements, rights and appurtenances thereunto belonging, all of which with said real estate being hereinafter called the "mortgaged premises"; and

WHEREAS, Assignee has required the assignment hereinafter made as a condition to making the above loan;

NOW, THEREFORE, Assignor, for good and valuable considerations, the receipt of which is hereby acknowledged, does hereby bargain, sell, transfer, assign, convey, set over and deliver unto Assignee, as security for the payment of the above described loan indebtedness and the payment and performance of all the terms and conditions of said note and the mortgage and any and all amendments, extensions and renewals thereof, all leases affecting the mortgaged premises, or any part thereof, now existing or which may be executed at any time in the future during the life of this Assignment, and all amendments, extensions and renewals of said leases and any of them, all of which are hereinafter called the "leases," and all rents and or become due or owing under the leases, and any of them, or on account of the use of the mortgaged premises, it being intended hereby to establish a complete transfer of all leases hereby assigned and all the rents and other income arising thereunder and on account of the use of the mortgaged premises unto Assignee, with the right, but without the obligation, to collect all of said rents and other income which may become due during the life of this Assignment. Assignor agrees to deposit with Assignee upon demand such leases as may from time to time be designated by Assignee.

THIS INSTRUMENT WAS PREPARED BY: RETURN TO:

RUSSELL J. ARMSTRONG VICE PRESIDENT PINNACLE BANK 6000 WEST CERMAK ROAD CICERO, IL 60650

PINNACLE BANK ATTN: LOAN OPERATIONS DEPT. P.O. Box 1135 LAGRANGE PARK, IL 60525

DEPT-01 RECORDING \$29.50 T#8888 TRAN 3236 09/28/93 11:05:00 #6212 * *--93-777311 COOK COUNTY RECORDER

Handwritten signature and initials.

93777311

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11/17/2008

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20081117

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(708) 780-4902

Assignor hereby appoints Assignee the true and lawful attorney of Assignor with full power of substitution and with power for it and in its name, place and stead, to demand, collect, receipt and give complete acquittances for any and all rents and other amounts herein assigned which may be or become due and payable by the lessees and other occupants of the mortgaged premises, and at its discretion to file any claim or take any other action or proceeding and make any settlement of any claims, either in its own name or in the name of Assignor or otherwise, which Assignee may deem necessary or desirable in order to collect herein assigned. Lessees of the mortgaged premises, or any part thereof, are hereby expressly authorized and directed to pay all rents and other amounts herein assigned to Assignor or such nominee as Assignee may designate in writing delivered to and received by such lessees who are expressly relieved of any and all duty, liability or obligation to Assignor in respect of all payments so made.

Assignee is hereby vested with full power to use all measures, legal and equitable, deemed by it necessary or proper to enforce this Assignment and to collect the rents assigned hereunder, including the right to enter upon the mortgaged premises, or any part thereof, and take possession thereof forthwith to the extent necessary to effect the cure of any default on the part of Assignor as lessor in any of the leases; and Assignor hereby grants full power and authority to Assignee to exercise all rights, privileges and powers herein granted at any and all times hereafter, without notice to Assignor, with full power to use and apply all of the rents and other income herein assigned to the payment of the costs of managing and operating the mortgaged premises and of any indebtedness or liability of Assignor to Assignee, including but not limited to the payment of taxes, special assessments, insurance premiums, damage claims, the costs of maintaining, repairing, rebuilding and restoring the improvements on the mortgaged premises or of making some rentable, attorney fees incurred in connection with the enforcement of this Assignment, and of principal and interest payments due from Assignor to Assignee on said note and the mortgage, all in such order as Assignee may determine. Assignee shall be under no obligation to press any of the rights or claims assigned to it hereunder or to perform or carry out any of the obligations of the lessor under any of the leases and does not assume any of the liabilities in connection with or arising or growing out of the covenants and agreements of Assignor in the leases; and Assignor covenants and agrees that it will faithfully perform all of the obligations imposed under any and all of the leases and hereby agrees to indemnify Assignee and to hold it harmless from any liability, loss or damage which may or might be incurred by it under said leases or by reason of the Assignment, and from any and all claims and demands whatsoever which may be asserted against Assignee by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in any of the leases. It is further understood that this Assignment shall not operate to place responsibility for the control, care, management or repair of the mortgaged premises, or parts thereof, upon Assignee, nor shall it operate to make Assignee liable for the carrying out of any of the terms and conditions of any of the leases, or for any waste of the mortgaged premises by the lessee under any of the leases or any other party, or for any dangerous or defective condition of the mortgaged premises or for any negligence in the management, upkeep, repair or control of said premises resulting in loss or injury or death to any lessee, licensee, employee or stranger.

Any amounts collected hereunder by Assignee which are in excess of those applied to pay in full the aforesaid liabilities and indebtedness at the time due shall be promptly paid to Assignor.

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Upon payment in full of the principal sum, interest and other indebtedness secured hereby, this Assignment shall be and become null and void; otherwise, it shall remain in full force and effect as herein provided and, with the covenants, warranties, and power of attorney herein contained, shall inure to the benefit of Assignee and any subsequent holder of said promissory note, and shall be binding upon assignor, and its heirs, legal representatives, successors and assigns, and any subsequent owner of the mortgaged premises.

Notwithstanding any provision herein to the contrary, prior to a default by Assignor in the payment of any indebtedness secured hereby or in the performance of any obligation, covenant or agreement of Assignor contained herein, or in said note or the mortgage, or in any of the leases, Assignor shall have the license and right to collect as the same become due and payable, but in any event for not more than one calendar month in advance, all rents and other income arising under the leases and from the mortgaged premises, and to enforce all provisions contained in the leases. Assignor shall render such accounts of collections as Assignee may require. The license herein given to Assignor shall terminate immediately upon default in payment of any indebtedness secured hereby or in the performance of any other obligation, covenant or agreement of Assignor contained in said note or the mortgage, or in this Assignment, or in any of the leases; and, upon written notice of Assignor's default at any time hereafter given by Assignee to any lessee by mailing same by United States registered mail, postage prepaid, addressed to the lessee named in the lease, all rentals thereafter payable and all agreements and covenants thereafter to be performed by the lessee shall be paid and performed by the lessee directly to Assignee in the same manner as if the above license had not been given, without prosecution of any legal or equitable remedies under the mortgage. Any lessee of the mortgaged premises or any part thereof is authorized and directed to pay to Assignor any rent herein assigned currently for not more than one calendar month in advance and any payment so made prior to receipt by such lessee of notice of Assignor's default shall constitute a full acquittance to lessee therefor.

IN WITNESS WHEREOF, Assignor has executed these presents as of the day and year first above written.

COMERICA BANK - Illinois Successor
Trustee to Manufacturers Affiliated
Trust Company Successor Trustee to
Affiliated Bank/Western National
f/k/a Western National Bank of
Cicero, not personally, but
as trustee of Trust No. 4793
U/T/A/D March 2, 1971

BY: *Suzanne Goldstein Baker*
SUZANNE GOLDSTEIN BAKER VICE PRESIDENT

BY: *Willie Jacobs*
WILLIE JACOBS AUTHORIZED OFFICER

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. Its personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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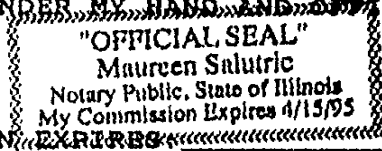
PROPERTY

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STATE OF ILLINOIS
COUNTY OF COOK

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY, THAT Suzanne Goldstein Baker, Vice President and Willie Jacobs, Authorized Officer PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE/IS SUBSCRIBED TO THE FOREGOING INSTRUMENT 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 THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 13th DAY OF September, 1993.



Maureen Salutric
NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY:

RETURN TO:

RUSSELL J. ARMSTRONG
VICE PRESIDENT
PINNACLE BANK
6000 West Cermak Road
Cicero, IL 60630
(708) 780-4902

PINNACLE BANK
ATTN: LOAN OPERATIONS DEPT.
P.O. Box 1135
LaGrange Park, IL 60525

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EXHIBIT "A"

This Exhibit "A" is attached to and made an integral part of that certain Mortgage dated September 8, 1993, and to that certain Collateral Assignment of Leases and Rents dated September 8, 1993, by and between COMERICA BANK, Illinois Successor Trustee to Manufacturers Affiliated Trust Company Successor Trustee to Affiliated Bank/Western National f/k/a Western National Bank of Cicero, not personally, but as Trustee under a certain Trust Agreement dated March 2, 1971, and known as Trust Number 4793 ("Assignor" or "Mortgagor") and Pinnacle Bank, ("Assignee" or "Mortgagee") granted as security for and collateral for that certain even dated Note by and between Assignor and Assignee in the original principal sum of \$75,000.00.

LEGAL DESCRIPTION

Lots 1 to 5 in Block 2 in Fredericksen's Subdivision of Blocks 1, 2, 3, 5, 6, 7, & 8 in Clyde Third division being a Subdivision of the E 1/2 of the SW 1/4 of Section 29, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 6027-39 W. 26th Street, Cicero, IL 60650

Permanent Real Estate Index Number: 16-29-306-005
16-29-306-006
16-29-306-007
16-29-306-008

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