

UNOFFICIAL COPY

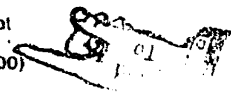
THIS INSTRUMENT WAS PREPARED BY: Cheryl Doman
One South Dearborn Street
Chicago, IL 60603

LOAN#: 010087074

ASSIGNMENT OF RENTS

CITIBANK

93002172 Corporate Office
One South Dearborn Street
Chicago, Illinois 60603
Telephone (1 312 977 5000)



KNOW ALL MEN BY THESE PRESENTS, that the undersigned,

STANDARD BANK AND TRUST COMPANY

93002172

of the City of Evergreen Park County of Cook and State of Illinois, not personally but as Trustee under the provisions of a Trust Agreement dated December 16, 1992 and known as Trust No. 13634, in consideration of a loan in the amount of FOUR HUNDRED FIVE THOUSAND AND NO/100-----

dollars(\$ 405,000.00) evidenced by a promissory note and secured by a mortgage, both instruments bearing even date herewith, and other good and valuable consideration, does hereby sell, assign, transfer and set over unto Citibank, Federal Savings Bank, A Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States, or to its successors and assigns, (hereinafter referred to as the Association), 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 and whether now existing or hereafter created, or any letting of or any agreement for the use or occupancy of any part of the following described premises:

PARCEL 1:

LOT 10 (EXCEPT THE NORTH 3 1/2 FEET THEREOF) ALL OF LOT 11 AND 12 AND THE NORTH 3 1/2 FEET OF LOT 13 TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY WEST AND ADJOINING IN BLOCK 1 IN CHARLES WADSWORTH SUBDIVISION OF THE EAST 661.05 FEET OF THE SOUTH 120 ACRES OF THE SOUTH EAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN:

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 1/2 OF VACATED ALLEY WEST OF AN ADJOINING LOTS 1 TO 24 BOTH INCLUSIVE IN BLOCK 1 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN SAID SUBDIVISION FOR INGRESS AND EGRESS AS CREATED BY EASEMENT AGREEMENT DATED APRIL 12, 1966 AND RECORDED APRIL 29, 1966 AS DOCUMENT NUMBER 19811662; ALL IN COOK COUNTY, ILLINOIS.

TAX I.D. #: 24-10-407-044-0000

DEPT-01 RECORDINGS \$23.50
76777 TRAN 2270 01/04/93 15:39:00
* -93-002172
COOK COUNTY RECORDER

more commonly known as:

10022 South Pulaski Road
Oak Lawn, Illinois 60453

IT IS UNDERSTOOD AND AGREED THAT THE ASSOCIATION WILL NOT EXERCISE ANY OF ITS RIGHTS UNDER THIS ASSIGNMENT UNTIL AFTER DEFAULT UNDER THE TERMS OF THE AFORESAID PROMISSORY NOTE AND MORTGAGE.

It is the intention of the undersigned hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the Association, whether such leases or agreements 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.

The undersigned does hereby irrevocably appoint the Association the agent of the undersigned and consent that the Association assume the management of said property, and may let and re-let said premises or any part thereof, according to its own discretion, and bring or defend any suits in connection with said premises in its own name, or in the name of the undersigned, as it may consider expedient, and 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 Association may do.

23.50

UNOFFICIAL COPY

01/11/10

Property of Cook County Clerk's Office

93002172

UNOFFICIAL COPY

It is understood and agreed that the Association may use and apply said rents, issues and profits toward the payment of any present or future indebtedness or liability of the undersigned to the Association, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses and the care and management of said premises including taxes, assessments and insurance premiums which may in its judgment be deemed proper and advisable, and the undersigned does hereby ratify and confirm all that the Association may do by virtue hereof. This assignment shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors 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 Association shall be fully paid, at which time this assignment 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 is executed by the undersigned Trustee, not personally but as Trustee under the terms of the aforesaid Trust Agreement, and it is expressly understood and agreed by the parties hereto, anything herein to the contrary notwithstanding, that each and all of the covenants, undertakings and agreements herein made are made and intended, not as personal covenants, undertakings and agreements of the Trustee in its individual corporate capacity, but as covenants, undertakings and agreements of the Trustee acting solely in the exercise of the powers conferred upon it as such Trustee, and no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforced against the Trustee in its individual corporate capacity, or against any agent or employee of the said Trustee, on account hereof, or on account of any covenant undertaking or agreement herein contained, either expressed or implied, all such personal liability, if any, being hereby expressly waived and released by the parties hereto or holders hereof, and by all persons claiming by or through or under said parties or holders; and any of said parties or holders shall look solely to the real estate herein described, and the avails, issues and profits thereof or therefrom.

STANDARD BANK AND TRUST COMPANY

IN WITNESS WHEREOF,

not personally but as Trustee as aforesaid, has caused these presents to be signed by its Asst. V.P. & T.O. Trust Officer and its corporate seal to be hereunto affixed and attested by its Secretary this

Day of December 16th, A.D., 1992

STANDARD BANK AND TRUST COMPANY

not personally, but as trustee as aforesaid U/T # 13634

ATTEST

By: JAMES J. MARTIN, JR.
Its: Trust Officer

By: BRIDGETTE W. SCANLAN
Its: ASST. V.P. & T.O.

STATE OF ILLINOIS

93002172

COUNTY OF Cook) SS:

I, Kathy Hawes
CERTIFY THAT BRIDGETTE W. SCANLAN
be the Asst. V.P. & T.O.
respectively of

, a Notary Public in and for the said County in the State aforesaid, Do HEREBY
personally known to me to
President and Trust Officer Secretary

in which name, as Trustee, the above and foregoing instrument is executed, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their 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 caused the corporate seal of said corporation to be thereto affixed.

GIVEN under my hand and Notarial Seal this 19th day of December, A.D., 1992

My Commission Expires:



Kathy Hawes
Notary Public

UNOFFICIAL COPY

Property of Cook County Clerk's Office

93002172