

# UNOFFICIAL COPY 93117864

THIS INSTRUMENT WAS PREPARED BY: James Hunt  
One South Dearborn Street  
Chicago, IL 60603

LOAN#: 010088421

## ASSIGNMENT OF RENTS

### CITIBANK®

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

KNOW ALL MEN BY THESE PRESENTS, that the undersigned,  
American National Bank And Trust Company Of Chicago

25-

of the City of Chicago County of Cook and  
State of Illinois, not personally but as Trustee under the provisions of a Trust Agreement dated February 5, 1993 and  
known as Trust No. 116395-05, in consideration of a loan in the amount of  
ONE MILLION TWO HUNDRED THOUSAND AND NO/100

dollars(\$ 1,200,000.00 )  
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 executed, or any letting of or any agreement for the use or occupancy of any part of the following  
described premises:

See attached exhibit A for legal description.

Tax I.D. Number 1:  
11-31-401-095-0000

Tax I.D. Number 2:  
11-31-401-097-0000

COOK COUNTY CLERK'S OFFICE  
CHICAGO, ILLINOIS

1993 FEB 16 AM 9:53

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more commonly known as:

6414 and 6424 North Ridge Avenue  
Chicago, IL 60625

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.

Box 165

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It is understood and agreed that the Association may use and apply said moneys, 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 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.

American National Bank And Trust Company Of Chicago

**IN WITNESS WHEREOF,**

not personally but as Trustee as aforesaid, has caused these presents to be signed by its President and its corporate seal to be hereunto affixed and attested by its

Secretary this

Day of February 9th, A.D., 1993

American National Bank And Trust Company Of Chicago

not personally, but as trustee as aforesaid

**ATTEST**

By: [Signature]  
Its: Anita M. Lutkus  
ASSISTANT SECRETARY

By: [Signature]  
Its: J. M. WHELAN  
VICE PRESIDENT

STATE OF ILLINOIS )  
                          ) SS:  
COUNTY OF COOK )

American National Bank and Trust Company of Chicago

I, L. M. SOVIENSKI, a Notary Public in and for the said County in the State aforesaid, Do HEREBY CERTIFY THAT J. M. WHELAN, personally known to me to be the VICE PRESIDENT of American National Bank and Trust Company of Chicago, President and Anita M. Lutkus, Assistant Secretary, respectively of American National Bank and Trust Company of Chicago, 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

day of FEB 11 1993, A.D. 19

[Signature]  
Notary Public

My Commission Expires:



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EXHIBIT A

LEGAL DESCRIPTION FOR 6414 and 6424 North Ridge  
Chicago, Il 60626

THAT PART OF LOTS, 3, 4 AND 5 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF LOT 3, SAID POINT BEING 272.0 FEET EAST OF THE WEST LINE OF LOT 3; THENCE SOUTH PARALLEL WITH THE WEST LINE OF LOT 3, 101.30 FEET TO THE POINT OF BEGINNING OF THE PROPERTY INTENDED TO BE DESCRIBED; THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT 3, 30.40 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF LOT 3, 1.26 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT 3, 30.15 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF LOTS 3 AND 4, 36.0 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT 3 TO THE WESTERLY LINE OF NORTH RIDGE BOULEVARD THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE TO THE NORTH LINE OF THE SOUTH 1 ACRE OF THAT PART OF LOT 5 LYING WEST OF THE CENTER LINE OF RIDGE ROAD CONVEYED TO CATHOLIC BISHOP OF CHICAGO BY DEED RECORDED NOVEMBER 10, 1880 IN BOOK 1032, PAGE 534; THENCE WEST ALONG SAID NORTH LINE TO A POINT 302.40 FEET EAST OF THE WEST LINE OF LOT 5; THENCE NORTH PARALLEL WITH THE WEST LINE OF LOTS 4 AND 5 TO THE NORTH LINE OF LOT 4; THENCE WEST ALONG SAID NORTH LINE, 30.40 FEET TO A POINT 272.0 FEET EAST OF THE WEST LINE OF LOT 4; THENCE NORTH PARALLEL WITH THE WEST LINE OF LOT 3, 11.0 FEET TO THE POINT OF BEGINNING, IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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