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R.C.

Without limitation of any of the legal rights of Assignee as the absolute assignee of the rents, issues, and profits of said Property, and by way of enumeration only, Assignor hereby irrevocably covenants

to secure: (a) the payment of all sums becoming due under said Note according to the tenor and effect of said Note and any and all extensions, renewals and substitutions thereof, (b) all other amounts becoming due from Assignor to Assignee under the Mortgage (said sums and other amounts being herein collectively called the "Indebtedness") and (c) the faithful performance by Assignor of all the covenants, conditions, stipulations and agreements in any of this Assignment of Rents and Leases, in the Mortgage, or in any other instrument given in connection with the borrowing of the indebtedness and referred to in said Note or the Mortgage, and also in consideration of the sum of One Dollar (\$1.00) in hand paid, the receipt whereof which is hereby acknowledged, the Assignor does by these presents, GRANT, TRANSFER, and ASSIGN to Assignee all the rents, issues and profits now due and which may hereafter become due, whether during or after the term of the Mortgage, under or by virtue of any lease, whether written or verbal, or any letting of or any agreement for the use or occupancy of any part of said Property, heretofore or hereafter made or agreed to, it being the intention of the undersigned to hereby establish an absolute transfer and assignment to Assignee of all such leases and agreements made or agreed to by either the undersigned or by the Assignee under the powers herein granted, and of all the avals thereof.

COMMON ADDRESS: 3619 Salem Walk, Northbrook, IL 60062

PERMANENT INDEX NUMBER: 04-30-210-036

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RECORD IN #

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1973 AND KNOWN AS TRUST NUMBER 101840 DATED NOVEMBER 23, 1974 AND RECORDED DECEMBER 10, 1974 AS DOCUMENT 22930424.
COVENANTS RESTRICTIONS AND LENS MADE BY AETHA STATE BANK /S TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 6, 1973 FOR INGRESS AND EGRESS OVER AND ACROSS THE COMMON AREAS AS SET FORTH IN THE DECLARATION OF EASEMENTS TOGETHER WITH

COOK COUNTY, ILLINOIS, HAVING AN ASSURED BEARING NORTH-SOUTH, THERE SOUTH A DISTANCE OF 56.0 FEET TO THE PLACE OF BEGINNING, COOK LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 63.83 FEET, THE EAST LINE OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4 MEASURED ALONG SAID EAST LINE, OR THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4, WHICH IS 133.0 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4 AS MEASURED ALONG SAID LINE DRAWN AT RIGHT ANGLE TO THE EAST PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTHEAST 1/4 THROUGH A POINT ON SAID EAST LINE WHICH IS 68.0 FEET SOUTH AS MEASURED ALONG SAID EAST LINE, OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4, WHICH IS 133.0 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4 AS MEASURED ALONG SAID LINE DRAWN AT RIGHT ANGLE TO THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 63.83 FEET, THE EAST LINE OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTHEAST 1/4 THROUGH A POINT ON SAID EAST LINE WHICH IS 68.0 FEET SOUTH AS MEASURED ALONG SAID EAST LINE, OR THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4, WHICH IS 133.0 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4 AS MEASURED ALONG SAID LINE DRAWN AT RIGHT ANGLE TO THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 63.83 FEET, THE EAST LINE OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4 MEASURED ALONG SAID EAST LINE, OR THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4, WHICH IS 133.0 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4 AS MEASURED ALONG SAID LINE DRAWN AT RIGHT ANGLE TO THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 63.83 FEET, THE EAST LINE OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4

THIS ASSIGNMENT, made November 10, 1989, between Henry Bira and Maria Bira, his wife, (hereinafter called "Assignor"), and FIRST STATE BANK & TRUST COMPANY OF PARK RIDGE, an Illinois banking corporation, (hereinafter called "Assignee"), witnesses:

ASSIGNMENT OF RENTS AND LEASES

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all or portions of the said Property.

Without limiting the generality of the foregoing, this Assignment covers all of the leases denoting

issues and profits from said Property and to retain, use and enjoy the same.

Notwithstanding any other provisions hereof, so long as there shall exist no default in the payment of the Indebtedness or in the performance of any obligation, covenant or agreement herein or in said Mortgage or other instrument contained, Assignor shall have the right to collect when, but not before due, all rents,

Assignor hereby ratifies and confirms everything that Assignee may do under or by virtue of the foregoing.

referred to in 1), 2), 3), and 4) to Assignor.

(5) To the payment of the balance, if any, after the payment in full of the terms hereinafore

(4) To the payment of any other indebtedness of Assignor to Assignee; and

(3) To the payment of the principal of the said Note or any extension, renewals or substitutions thereof, from time to time remaining outstanding and unpaid;

(2) To the payment of any and all other charges secured by or created under the said Mortgage;

(1) To the payment of the interest from time to time accrued and unpaid on the said Note, or any renewals, extensions, or substitutions thereof;

aforsaid:

to furnish to Assignee all powers of Assignee hereunder, to apply any and all moneys arising as

incumbent Assignee against any liability, loan or charge on account of any nature, or thing done in good

for the services of Assignee for services rendered in connection with the operation, management and control of the said Property and the conduct of the business thereof, and such further name as may be sufficient to

or proper charges on the said Property or any part thereof, including the just and reasonable compensation of the said Property and of all maintenance, repairs, renewals, replacements, alterations, additions,

and income of the said Property and any part thereof, and after deducting the expenses of conducting the business thereof and of all maintenance, repairs, renewals, replacements, alterations, additions,

that Assignor might do, in every such case Assignor hereby irrevocably authorizes and appoints Assignee, in the name, place and stead of Assignor, to collect and receive all earnings, revenues, rents, issues, profits

of the indebtedness secured by the Mortgage, and may cause or substitute for any cause or on any ground which would entitle Assignor to cancel the same, and may manage and operate the said Property and

and on such terms as to Assignee may seem fit, including lease for term expiring beyond the maturity of the indebtedness and to execute the same, and may lease said Property in such parcels and for such

judicial or may lease and terminate the same, and may lease said Property in such parcels and for such periods as may seem fit, including lease for term expiring beyond the maturity of the indebtedness

either by purchase, repair, or construction make all necessary or proper repairs, renewals, replacements, alterations, additions, betterments, and improvements to the said Property as to Assignee may seem fit, and may lease and terminate the same, and may lease said Property in such parcels and for such

Assignee under this Assignment hold, operate, manage, and control the said Property and conduct the business thereof, either personally or by Assignee's agents and may, at the expense of said Property from time to time

exclusive Assignor and Assignor's agents or servants wholly therefrom and may in Assignor's own name and together with all documents, books, records, papers, and accounts of Assignor relating thereto, and may

with or without process of law, enter upon, take and maintain possession of all or any part of said Property or attorney, as for condition broken, and in Assignor's discretion Assignee may, with or without force and

entrusted to take actual possession of the said Property or of any part thereof, personally or by its agents or attorney, as for condition broken, and in Assignor's discretion Assignee may, with or without force and

entrusted to take actual possession of the said Property or of any part thereof, personally or by its agents or attorney, as for condition broken, and in Assignor's discretion Assignee may, with or without force and

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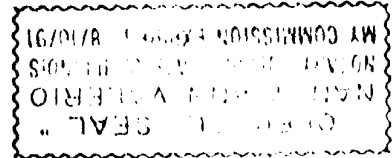
Park Ridge IL 60068

607 W. Devon Av.

FIRST STATE BANK & TRUST COMPANY OF PARK RIDGE

Donald A. Berg, Vice President

THIS INSTRUMENT PREPARED BY AND DELIVER TO:



Robert J. O'Brien
Notary Public
Given under my hand and official seal, this 30th day of November, 1989.

I, the undersigned, a Notary Public in and for the County and State aforesaid DO HEREBY CERTIFY that Henry Bira and Maria Bira, his wife, who are personally known to me to be the same persons whose names are 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 for the uses and purposes therein set forth.

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

Assignor:
Henry Bira
Maria Bira

IN WITNESS WHEREOF the Assignor has executed this Assignment on the day and year first above written.

This Assignment shall be governed and controlled by the laws of the State of Illinois.

Assignor hereby releases and waives all rights, if any, of Assignor under or by virtue of the Homestead Exemption Laws of the State of Illinois.
Assignor hereby releases and waives all rights, if any, of Assignor under or by virtue of the enforcement of any waiver, amendment, change, modification or discharge is sought.
This Assignment may not be amended, modified or changed nor shall any waiver of any provision hereof be effective as against Assignee, except only by an instrument in writing and signed by the party against whom the instrument constituting security for the Note, or at law or in equity.
The rights and remedies of Assignee under this Assignment are cumulative and are not in lieu of, but are in addition to any other rights or remedies which Assignee shall have under the Note or any other instrument constituting security for the Note, or at law or in equity.
The Bank's main office set forth above or to such other address as either the Assignor or Assignee notifies the other party in writing.

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