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RECORDATION REQUESTED BY:

BROADWAY BANK
5960 N. BROADWAY
CHICAGO, IL 60660

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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94407194

WHEN RECORDED MAIL TO:

BROADWAY BANK
5960 N. BROADWAY
CHICAGO, IL 60660

SEND TAX NOTICES TO:

BROADWAY BANK
5960 N. BROADWAY
CHICAGO, IL 60660

BOX 333-CTE

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS IS DATED APRIL 29, 1994, between ANTONIO KATSOULIAS and ROSA A. KATSOULIAS, HIS WIFE, whose address is 2731 N. WILTON, CHICAGO, IL 60614 (referred to below as "Grantor"); and BROADWAY BANK, whose address is 5960 N. BROADWAY, CHICAGO, IL 60660 (referred to below as "Lender").

ASSIGNMENT. For valuable consideration, Grantor assigns and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in COOK County, State of Illinois:

LOT 4 IN THE RESUBDIVISION OF LOTS 1 TO 9 INCLUSIVE IN HELENA BERGMAN'S SUBDIVISION OF BLOCK 2 (EXCEPT THE WEST 48 FEET OF THE NORTH 125 FEET THEREOF) IN BERGMAN'S SUBDIVISION OF THE WEST 3/4 OF OUTLOT 8 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2731 N. WILTON, CHICAGO, IL 60614. The Real Property tax identification number is 14-29-105-009-0000.

DEFINITIONS. The following words shall have the following meanings when used in this Assignment. Terms not otherwise defined in this Assignment shall have the meanings attributed to such terms in the Uniform Commercial Code. All references to dollar amounts shall mean amounts in lawful money of the United States of America.

Assignment. The word "Assignment" means this Assignment of Rents between Grantor and Lender, and includes without limitation all assignments and security interest provisions relating to the Rents.

Event of Default. The words "Event of Default" mean and include any of the Events of Default set forth below in the section titled "Events of Default."

Grantor. The word "Grantor" means ANTONIO KATSOULIAS and ROSA A. KATSOULIAS.

Indebtedness. The word "Indebtedness" means all principal and interest payable under the Note and any amounts expended or advanced by Lender to discharge obligations of Grantor or expenses incurred by Lender to enforce obligations of Grantor under this Assignment, together with interest on such amounts as provided in this Assignment.

Lender. The word "Lender" means BROADWAY BANK, its successors and assigns.

Note. The word "Note" means the promissory note or credit agreement dated April 29, 1994, in the original principal amount of \$200,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 8.000%.

Property. The word "Property" means the real property, and all improvements thereon, described above in the "Assignment" section.

Real Property. The words "Real Property" mean the property, interests and rights described above in the "Property Definition" section.

Related Documents. The words "Related Documents" mean and include without limitation all promissory notes, credit agreements, loan agreements, guarantees, security agreements, mortgages, deeds of trust, and all other instruments, documents and agreements, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all rents, revenues, income, issues, and profits from the Property, whether due now or later, including without limitation all Rents from all leases described on any exhibit attached to this Assignment.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Assignment, Grantor shall pay to Lender all amounts accrued by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and

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Death or Insolvency. The death of Guarantor, his insolvency or creditability, any type of creditor's claim, or the commencement of any proceeding under any bankruptcy or insolvency law against him will not affect the liability of Guarantor, his creditability, any part of Guarantor's property, or his assets.

Other Deafauts. Ellinore of Granada is capable of learning, although her condition cannot be fully diagnosed at any stage.

immediately available until the 30 days specified to give the utility and distributor opportunity to complete all necessary steps sufficient to predict when compilation of a new or revised plan will be practical.

The Related Document. If such a figure is suitable and it clarifies the point being made, then a notice of it should be included within the preceding material (12 months), and may be copied (and so given a notice of it) if the original will have occurred (or if it is still available).

Adults: Each of the following, in the opinion of Leander, shall constitute an event of default (Event of Default) under this Agreement:

Underpinning much of the proposed legislation is the notion that it would be difficult to implement such a system without the support of the public sector.

In order to be able to pay back the loan, the borrower must pay monthly installments to the lender's option, until (a) he repays the principal of his loan or (b) he fails to make payments due during either (i) the term of any applicable insurance

ENCOURTURES BY LEADER. It cannot fails to comply with any provision of this Assignment, or all day action of proceeding to commercially illegal leaders in the Project, Leader shall not be entitled to, take any action which would

ALL PERFORMANCE, WHETHER PHYSICAL OR INTELLIGENT, IS BASED ON THE INDIVIDUAL'S LEADERSHIP, SKILL, EXPERIENCE AND DELIVERY TO GRANULAR LEVELS OF THIS ASYMMETRICALLY IMPPOSED AND SUBLIMATED

It is also important to note that the term "independent" refers to the relationship between the two variables, not the individual variables themselves. In other words, if one variable is independent of another, it does not mean that either variable is unimportant or irrelevant.

or more of the foregoing acts or things shall not require a Lender to do any other specific act or thing.

Other Acts. Landlord may do all such other things and with respect to the Property as Landlord may deem appropriate and may act absolutely and solely in the Placide and Shad of Grantee and to have all of the powers of Grantee for the purposes stated above.

Employee Agendas, Landers many managers such as agaves as Landers may need appropriate, either in Landers name or in Granular's name, to

Compliance with laws, rules, and regulations is of all other governments' business, which the State of Illinois and its other Proprietary.

Proprietary and Confidential to DIA and its members, associations and water utility clients, and the public upon payment, and of all continuing costs and expenses of maintaining the Project, except as otherwise specifically provided by law or order of a court of competent jurisdiction.

Proceedings in the case to recover possession of the Property; collect the rents and payable duty levied or leviable of other persons from the Property.

Under the *Iceberg*, London may suffer upon and take possession of the Protagorey; demand, collect and recover from the Ionians of from any other

WOMEN'S RIGHT TO COLLECT RENTS. Landlord shall have the right at any time, and when through no default shall have occurred under this agreement, to collect and receive the rents.

No further treatment. Grafts will not soil, attract insects or otherwise disintegrate at any rate. Grafts are rigid in the grafts except as provided in the following table.

successes based on a wide range of metrics, including growth in user base, engagement rates, and revenue.

ANTOFIA'S REPRESENTATIVES AND WARRANTIES WITH RESPECT TO THE HENTS, will be subject to the terms, conditions, representations and

THE COUNCIL OF THE FEDERATION FOR CHILDREN WITH DISABILITIES is a national organization of parents, professionals, and other concerned individuals who work together to support children with disabilities and their families.

In the event of a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the foreclosure or forfeiture proceeding, provided that Grantor gives Lender written notice of such claim and furnishes reserves or a surety bond for the claim satisfactory to Lender.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or such Guarantor dies or becomes incompetent, Lender, at its option, may, but shall not be required to, permit the Guarantor's estate to assume unconditionally the obligations arising under the guaranty in a manner satisfactory to Lender, and, in doing so, cure the Event of Default.

Insecurity. Lender reasonably deems itself insecure.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of any Event of Default and at any time thereafter, Lender may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

Accelerate Indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty which Grantor would be required to pay.

Collect Rents. Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor is irrevocably designated Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Mortgagee in Possession. Lender shall have the right to be placed as mortgagee in possession or to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The mortgagee in possession or receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Other Remedies. Lender shall have all other rights and remedies provided in this Assignment or the Note or by law.

Waiver; Election of Remedies. A waiver by any party of a breach of a provision of this Assignment shall not constitute a waiver of or prejudice the party's rights otherwise to demand strict compliance with that provision or any other provision. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or take action to perform an obligation of Grantor under this Assignment after failure of Grantor to perform shall not affect Lender's right to declare a default and exercise its remedies under this Assignment.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Assignment, Lender shall be entitled to recover attorneys' fees at trial and on any appeal. Whether or not any court action is involved, all reasonable expenses incurred by Lender that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest from the date of expenditure until repaid at the Note rate. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including attorneys' fees for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, and title insurance, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Assignment:

Amendments. This Assignment, together with the Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Assignment. No alteration or amendment to this Assignment shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Applicable Law. This Assignment has been delivered to Lender and accepted by Lender in the State of Illinois. This Assignment shall be governed by and construed in accordance with the laws of the State of Illinois.

Multiple Parties. All obligations of Grantor under this Assignment shall be joint and several, and all references to Grantor shall mean each and every Grantor. This means that each of the persons signing below is responsible for all obligations in this Assignment.

No Modification. Grantor shall not enter into any agreement with the holder of any mortgage, deed of trust, or other security agreement which has priority over this Assignment by which that agreement is modified, amended, extended, or renewed without the prior written consent of Lender. Grantor shall neither request nor accept any future advances under any such security agreement without the prior written consent of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Assignment to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Assignment in all other respects shall remain valid and enforceable.

Successors and Assigns. Subject to the limitations stated in this Assignment on transfer of Grantor's interest, this Assignment shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Assignment and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Assignment or liability under the Indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Assignment.

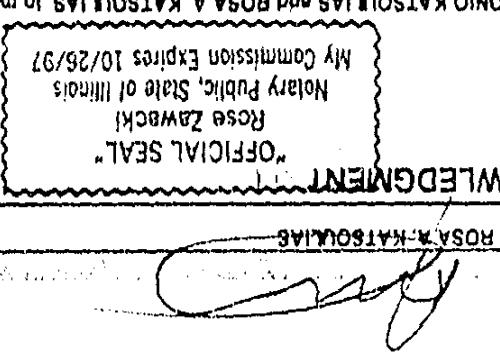
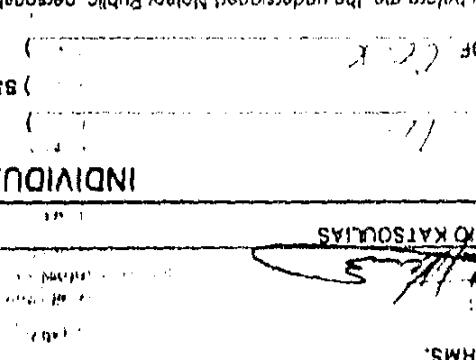
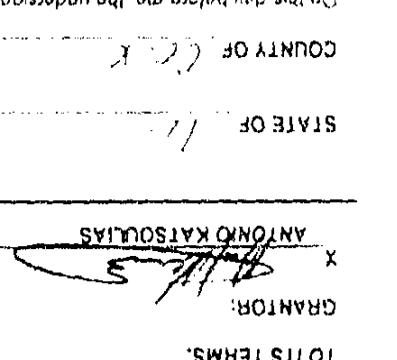
Waiver of Homestead Exemption. Grantor, hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Illinois as to all Indebtedness secured by this Assignment.

Waivers and Consents. Lender shall not be deemed to have waived any rights under this Assignment (or under the Related Documents) unless such waiver is in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by any party of a provision of this Assignment shall not constitute a waiver of or prejudice the party's right otherwise to demand strict compliance with that provision or any other provision. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or any of Grantor's obligations as to any future transactions. Whenever consent by Lender is required in this Assignment, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required.

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04-107101

INDIVIDUAL ACKNOWLEDGMENT	
EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT OF RENTS, AND EACH GRANTOR AGREES TO ITS TERMS.	
GRANTOR:  X ANTONIO KATSOUKLAS	
STATE OF  C COUNTY OF  C	
My Commission Expires 10/26/97 Notary Public, State of Illinois ROSA ZAWICKI	
Given under my hand and my official seal this 29th day of October 1997.	
My commission expires Notary Public in and for the State of Illinois Residing at 10 1/2	
X ANTHONY KATSOUKLAS	
ASSIGNMENT OF RENTS (Continued)	
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Loan No 2000273170	