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RECORDATION REQUESTED BY:

Independence Bank of Chicago
7936 South Cottage Grove Avenue
Chicago, IL 60619

Prepared By:
WHEN RECORDED MAIL TO:

Independence Bank of Chicago
7936 South Cottage Grove Avenue
Chicago, IL 60619

SEND TAX NOTICES TO:

Independence Bank of Chicago
7936 South Cottage Grove Avenue
Chicago, IL 60619



94192884

DEPT-01 RECORDING \$27.50
T#0011 TRAN 2167 06/02/94 15:41:00
#1792 : RV *-94-492884
COOK COUNTY RECORDER

94192884

94192881

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS IS DATED APRIL 29, 1994, between LAMONT A. THOMPSON and EVELYN K. THOMPSON, MARRIED, whose address is 8241 SOUTH EBERHART, CHICAGO, IL 60610 (referred to below as "Grantor"); and Independence Bank of Chicago, whose address is 7936 South Cottage Grove Avenue, Chicago, IL 60619 (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 26 IN BLOCK 27 IN CHATHAM FIELDS, BEING A SUBDIVISION OF THE NORTH EAST 1/4 OF SECTIN 34, TOWNSHIP 38 NORTH, RANGE EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 8241 SOUTH EBERHART, CHICAGO, IL 60610. The Real Property tax identification number is 20-34-228-011.

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 LAMONT A. THOMPSON and EVELYN K. THOMPSON.

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 Independence Bank of Chicago, 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 \$75,000.00 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%. The Note is payable in 179 monthly payments of \$718.74 and a final estimated payment of \$718.45.

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, guaranties, security agreements, mortgages, deeds of trust, and all other instruments, agreements and documents, 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 secured 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 operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

CLTC # 94C0120



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ISSUED

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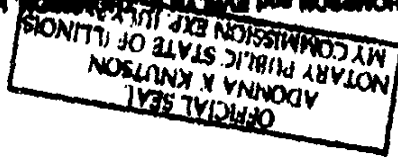
Notary Public in and for the State of Illinois My commission expires 4/27/99

By Theresa R. Gentry Reading at 1300 Brook Park St. (Hawthorne)

Given under my hand and official seal this 20th day of April 1998

On this day before me, the undersigned Notary Public, personally appeared LAMONT A. THOMPSON and EVELYN A. THOMPSON, and acknowledged that they signed the Assignment as that free and voluntary act and deed, for the use and purpose therein mentioned.

to me known to be the individuals described in and who executed the Assignment of Rents, and acknowledged that they signed the Assignment as that free and voluntary act and deed, for the use and purpose therein mentioned.



COUNTY OF Cook
STATE OF Illinois

INDIVIDUAL ACKNOWLEDGMENT