# A0052385

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## <u>ASSIGNMENT OF RENTS</u>

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, O.I. A., Inc. , the owner(s) of the premises described on Exhibit "A" attached hereto (hereinafter called "Assignor"), do hereby, in consideration of the Premises and Ten (\$10.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, sell, assign, transfer, and set over unto PLAZA BANK, whose principal place of business is at 7460 West Irving Park Road, Norridge, Illinois 60634, (hereinafter called "Assignee"), for the use and benefit of the holder or holders and owner or owners of the Note secured by the Mortgage made by Assignor to Assignee dated July 29, 1994 County, Illinois, all the rents, issues and recorded in the Office of the Recorder of Gook profits now due or which may hereafter become due under and by virtue of any lease, whether written or verbal, or by virtue of any agreement for the use or occupancy of any part of said premises, heretofore made or entered into by the undersigned or which shall hereafter be made or entered in oby said Assignce, under the power hereby granted and all the rents, issues and profits now due of which may hereafter become due through the use and occupancy of any part of said premises in the absence of any agreement, either written or oral, in respect thereto, and does hereby appoint irrevocably said Assignee, true and lawful agent in its name and stead to collect all of said rents, issue; and profits now due or which shall hereafter become due under the leases or agreements, written or verbal, existing or which may hereafter exist for said premises, or any portion thereof; to use such measures, legal or equitable, as may be deemed proper or necessary to enforce the payment of such rents, issues or profits; to secure and maintain possession of said premises, and to operate and manage said premises through such agent or agents as Assignee may designate: to rent, lease or let all or any portion of said premises to any party or parties at such rental and upon such terms as the said Assignee shall in its discretion determine, all without notice at any time hereafter to the undersigned, its successors and assigns.

, v a.s.

The rents, issues and profits so received by said Assignee shall be applied in such order as it may determine, on account of the following:

1. Expenses and attorney's fees incurred by said Assignet, in connection with the execution of this Agreement, or which may hereafter, from time to time, be so incurred in connection therewith.

2. Expenses incident to the management and operation of said prevases, including attorney's fees and management commission, either to said Assignee, or such agent or agents as it may retain.

3. Taxes and assessments levied against said premises.

4. Interest, principal and other charges which shall, from time to time, become due under the terms of the Mortgage above-described and the Note secured thereby, without prejudice to the right of the Mortgagee or the holder or holders and owner or owners of the Note secured thereby to enforce any remedy or remedies which it or they may have by reason of the defaults now existing or which may hereafter, from time to time, exist under the terms of said Mortgage and the Note secured thereby.

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Notwithstanding anything herein contained to the contravy, it is expressly understood and agreed that this Assignment of Rents will not be exercised unless and until a default occurs under the terms of said Mortgage and/or said Note. The rights and powers of the Assignee hereunder may be assigned by instrument in writing to any subsequent holder of the Note secured by said Mortgage, and such assignee and any successive assignees are hereby given the same rights and

flowers as the Assignee named notein.	
	ned have caused this instrument to be executed on
the 29 day of July , 19934	0.I.A., Inc.
•	
	Kndll (all
	By: Ronald G. Ohr, Jr., President
	by, Rolland G. Off, 51., Freshlett
STATE OF ILLINOIS	
COUNTY OF Cook	
I, the undersigned, a Noisiy Pu	blic in and for said County and
State, do hereby certify that Ronald G. Cu.	Jr., President
personally known to me to be the same personally	ran(x) whose name(s) <u>is</u> subscribed
to the foregoing instrument, appeared before	e me this day in person and acknow-
	4
ledged that _he_ signed and delivered the s	aid instrument as <u>his</u> free
	Al anaire no fauti
and voluntary act, for the uses and purposes	- 1 A
Given under my hand and official se	at this of the day of Valle
1994.	at, this of day of the day
, , ,	0
My Commission Expires: 2898	
My Commission Expression	Lynette A. Dut
•	Notary Public
Prepared by/Mail to:	······································
Barbara J. Wulf	OFFICIAL SEAL
Plaza Bank	LYNETTE A. DIETE
7460 West Irving Park Road	Notary Public, State of Minole

Norridge, IL 60634

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EXHIBIT " A "

LOT 28 AND 29 IN BLOCK 31 IN NORTHWESTERN LAND ASSOCIATION SUBDIVISION OF THE WEST & OF THE NORTHWEST & OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATOR RAILROAD) IN COOK COUNTY, ILLINOIS.

P.I.N. 13-13-120-014-0000

STPRET ADDRESS.

519-21 N. WHIPPLE, CHICAGO, ILLINOIS 60625

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