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## ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor, PARKWAY BANK AND TRUST COMPANY, as Trustee, under Trust Agreement dated June 6, 1991 and known as Trust Number 10048, of the City of Chicago, County of Cook, and State of Illinois, in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over unto the Assignee, CAPITOL BANK OF WESTMONT, in the City of Westmont, County of DuPage, and State of Illinois, its executors, administrators and assigns, 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, or any letting of, or any agreement for the use or occupancy of any part of the premises hereinafter described, which may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the assignee under the power herein granted, it being the intention to hereby establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the Assignee the property commonly known as 4924 South Austin Avenue, Chicago, Illinois, and the Assignor hereby irrevocably appoints the Assignee as his true and lawful attorney to collect all of said avails, rents, issues and profits arising or accruing at any time hereafter, and all now due or that may hereafter become due under each and every the leases or agreements, written or verbal, existing or to hereafter exist, for said premises, and to use such measures, legal or equitable, as in his discretion may be deemed proper or necessary to enforce the payment or the security of such avails, rents, issues and profits, or to secure and maintain possession of said premises or any portion thereof and to fill any and all vacancies, and to rent, lease or let any portion of said premises to any party or parties at this discretion, hereby granting full power and authority to exercise each and every the rights, privileges and powers herein granted at any and all times hereafter without notice to the Assignor, and further, with power to use and apply said avails, issues and profits to the payment of any indebtedness or liability of the Assignor to the Assignee, due or to become due, or that may hereafter be contracted, and also to the payment of all expenses and the care and management of said premises, including taxes an assessments, and the interest on incumbrances, if any, which may in said attorney's judgment be deemed proper and advisable, hereby ratifying all that said attorney may do by virtue hereof.

Box 280

ATTORNEYS' TITLE GUARANTEE FUND #774594

Exonerated provision restricting any liability of Parkway Bank & Trust Co., stamped on the reverse side hereof, is hereby expressly made a part hereof.

GIVEN under our hand and seal this 9th day of August, 1994.

PARKWAY BANK AND TRUST COMPANY as Trustee under Trust Agreement dated June 6, 1991, \$25.00 as Trust Number 10048, and not individually

T:1111 TRAN 865 09/02/94 12:13:00  
 47302 + CG 94-774594  
 COOK COUNTY RECORDER

By: *James J. Fitzgerald*  
 Title: Vice President Trust Officer

Attest: *John K. ...*  
 Title: ASSISTANT TRUST OFFICER

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Cook )

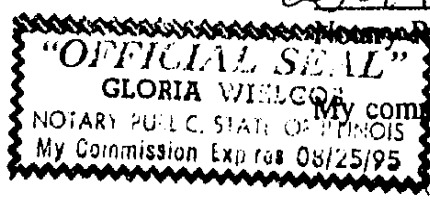
I, THE UNDERSIGNED, a Notary Public in and for said County, in the State  
aforesaid, DO HEREBY CERTIFY THAT DIANE Y. TISZYNSKI, ~~Vice President Trust Officer~~  
~~Assistant Vice President of~~ PARKWAY BANK AND TRUST COMPANY

and JOAN RUBINSKI, ~~Assistant~~  
~~Secretary~~ TRUST OFFICER of said Bank personally known to me to be the same persons whose names are subscribed to

the foregoing instrument as such ~~Assistant Vice President~~ <sup>T.O.</sup> and ~~Assistant Secretary~~ respectively, appeared  
before me this day in person and acknowledged that they signed and delivered said instrument as their  
own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes  
therein set forth; and said Assistant Secretary did also then and there acknowledge that he, as custodian  
of the Corporate seal of said Bank, did affix said corporate seal of said Bank to said instruction as his  
own free and voluntary act, and as the free and voluntary act and as the free and voluntary act of said  
Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 15<sup>th</sup> day of August, 1994.

Gloria Wielgos  
Notary Public



My commission expires 8/25/95

Prepared by:  
Thomas J. Anselmo  
FREEDMAN ANSELMO AND LINDBERG  
1807 W. Diehl Rd., #200  
Naperville, IL 60563  
(708) 983-0770

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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### Parcel 1:

The North 317 feet of the South 1058 feet of that part of the Northwest 1/4 of Section 8, Township 38 North, Range 13 East of the Third Principal Meridian, lying West of a line drawn at right angles to the South line of said Northwest 1/4 through a point 25 feet West of the Southeast corner of said 1/4 Section, and East of a line drawn through a point 450 feet East of the center line of South Meade Avenue and forming an angle of 89 degrees, 48 minutes, 45 seconds with the South line of the Northwest 1/4 of said Section 8, said angle being measured from East to North; also, a triangular parcel of land North of and adjoining the above-described tract, described by beginning at a point on the North line of said tract, which is 17 feet East of the Northwest corner thereof; thence West 17 feet; thence North along the West line extended to first described tract 170 feet; thence Southeasterly in a straight line to the place of beginning;

Excepting however from the 1st above described tract of land a triangular parcel lying Westerly of a line drawn from a point in the West line of said tract, which is 170 feet North of the Southwest corner thereof to a point in the South line of said tract, which is 17 feet East of the Southwest corner thereof;

#### Parcel 2:

The North 10 feet of the South 741 feet of that part of the Northwest 1/4 of Section 8, Township 38 North, Range 13 East of the Third Principal Meridian, lying West of line drawn at right angles to the South line of said Northwest 1/4 through a point 25 feet West of the Southeast corner of said 1/4 Section and East of a line drawn through a point 450 feet East of the center line of South Meade Avenue and forming an angle of 89 degrees, 48 minutes, 45 seconds with the South line of the Northwest 1/4 of said Section 8, said angle being measured from East to North (except that part thereof lying Westerly of a line drawn from a point in the North line 17 feet East of the Northwest corner to a point in the South line 18 feet East of the Southwest corner), in Cook County, Illinois.

Commonly known as: 4924 South Austin Avenue, Chicago, Illinois

P.I.N.: 19-08-100-041

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