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COOK COUNTY
RECORDER
JESSE WHITE
SKOKIE OFFICE

ASSIGNMENT OF RENTS AND LEASES

THIS ASSIGNMENT, made as of the 23rd day of November, 1994, between JUANITA G. CARLSON (herein referred to as "Assignor"), and BANK OF LINCOLNWOOD, an Illinois banking association (herein referred to as "Assignee").

WITNESSETH

THAT WHEREAS, the Assignor is justly indebted to Assignee for money borrowed in the aggregate principal sums of: (i) One Hundred Seventy Five Thousand and no/100 (\$175,000.00) Dollars as evidenced by a certain Time Revolving Business Loan Note and Security Agreement of even date herewith and (ii) One Hundred Fifty Thousand and no/100 (\$150,000.00) Dollars as evidenced by a certain Mortgage Installment Note of even date herewith (herein, the two notes collectively called the "Note") which Note is secured by a certain Mortgage given by Assignor to Assignee under even date herewith (which Mortgage is herein called "the Mortgage") and the terms of which Note and which Mortgage are hereby incorporated herein by reference) upon certain property (herein called "said Property") in the County of Cook and State of Illinois, to wit:

PARCEL I

The Southwesterly 14 feet of Lot 11, also Lot 12 in Block 4 in Gubbin's and McDonnell's Edgebrook Golf Addition, a Subdivision of Lot 29 and parts of Lots 22, 30, 37 and 38 in Bronson's part of Caldwell's Reserve in Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 6500 North Nokomis, Lincolnwood, IL
Tax I.D.#: 10-33-423-046-0000

PARCEL II

THAT PART OF LOT 4 LYING SOUTH OF THE SOUTH LINE OF DEVON AVENUE EXTENDED, IN JOHN M. MILLER'S SUBDIVISION OF LOT 23 AND PART OF LOT 20 OF OGDEN AND JONES SUBDIVISION IN CALDWELL'S RESERVATION IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM ABOVE DESCRIBED PREMISES THAT PORTION, IF ANY, FALLING IN THE SOUTHEASTERLY 8.25 CHAINS OF ORIGINAL LOT 20 IN OGDEN AND JONES' SUBDIVISION AFORESAID; AND EXCEPT THAT PART OF THE SOUTHEASTERLY 540 FEET OF SAID LOT LYING NORTH EASTERLY OF THE SOUTHWESTERLY 33 FEET THEREOF; AND EXCEPT THE NORTHWESTERLY 90 FEET OF THE SOUTHEASTERLY 630 FEET OF SAID LOT; AND EXCEPT THAT PART OF SAID TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 630 FEET NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF SAID LOT 4 AND 33 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 4; THENCE NORTHEASTERLY ALONG A LINE 630 FEET NORTHWESTERLY OF AND

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PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 4 A DISTANCE OF 132 FEET; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 4 A DISTANCE OF 26 FEET 11-3/8 INCHES TO THE INTERSECTION OF THE SOUTH LINE OF WEST DEVON AVENUE; THENCE SOUTH AT RIGHT ANGLES TO THE SOUTH LINE OF WEST DEVON AVENUE, A DISTANCE OF 32 FEET THENCE WEST ALONG A LINE 32 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST DEVON AVENUE, A DISTANCE OF 46 FEET 7-3/4 INCHES; THENCE SOUTHWESTERLY ON A LINE 100 FEET 6 INCHES SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 79 FEET 11-3/4 INCHES TO THE INTERSECTION OF A LINE 32 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 4; THENCE SOUTHEASTERLY ALONG THE LAST MENTIONED LINE A DISTANCE OF 50 FEET TO THE PLACE OF BEGINNING).

Commonly Known As: 5127-5131 W. Devon and 6369 N. LeMai, Chicago, IL.

Tax ID #: 13-04-202-021-0000

NOW, THEREFORE, to secure the payment of (a) all sums becoming due under said Note according to the tenor and effect of said Note, (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 this Assignment of Rents and Leases, in the Note or Mortgage, or in any other agreement or document between Assignor and Assignee, and also in consideration of the sum of One Dollar (\$1.00) in hand paid, the receipt whereof 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 avails thereof.

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 and agrees that in the event of any default by the Assignor under the said Note or under the Mortgage above described, whether before or after the Note is declared to be immediately due, or whether before or after the institution of any legal proceedings to foreclose the lien of the Mortgage, or before or after any sale therein, forthwith upon demand of Assignee, Assignor will surrender to Assignee and Assignee shall be entitled to take actual possession of the said Property or of any part thereof, personally or by its agents or attorneys, as for condition broken, and in Assignee's discretion Assignee

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may, with or without force and with or without process of law and without any action on the part of the holder or holders of the Note of the Mortgage, enter upon, take and maintain possession of all or any part of said Property together with all documents, books, records, papers, and accounts of Assignor relating thereto and may exclude Assignor and Assignor's agents or servants wholly therefrom and may in Assignee's own name as 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 the Assignor, from time to time make or cause to be made all necessary or proper repairs, renewals, replacements, useful alterations, additions, betterments, and improvements to the said Property as to Assignee may seem judicious and may insure and reinsure the same, and may lease said Property in such parcels and for such times and on such terms as to Assignee may seem fit, including leases for terms expiring beyond the maturity of the indebtedness secured by the Mortgage, and may cancel any lease or sublease for any cause or on any ground which would entitle Assignor to cancel the same, and may manage and operate the said Property and carry on the business thereof as Assignee shall deem best and do everything in or about the said Property that Assignor might do. In every such case Assignor hereby irrevocable authorizes and appoints Assignee, in the name, place and stead of Assignor, to collect and receive all earnings, revenues, rents, issues, profits 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, betterments, and improvements, and all payments which may be made for taxes, assessments, insurance and prior or proper charges on the said Property or any part thereof, including the just and reasonable compensation 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 sums as may be sufficient to indemnify Assignee against any liability, loss or damage on account of any matter, or thing done in good faith in pursuance of the rights and powers of Assignee hereunder, to apply any and all monies arising as aforesaid:

- (1) To the payment of the interest from time to time accrued and unpaid on the said Note;
- (2) To the payment of the principal of the said Note from time to time remaining outstanding and unpaid;
- (3) To the payment of any and all other charges secured by or created under the said Mortgage; and
- (4) To the payment of the balance, if any, after the payment in full of the items hereinbefore stated.

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

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Notwithstanding any other provisions hereof, so long as there shall exist no default by the Assignor 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, issues and profits from said Property and to retain, use and enjoy the same.

Without limiting the generality of the foregoing, this Assignment covers specifically any lease or leases demising all or portions of the said Property for the terms shown.

Concerning each lease hereinabove described, Assignor hereby covenants and agrees to and with the Assignee that without the written consent of the Assignee first obtained, Assignor will not:

- (1) Cancel or terminate such lease for any reason whatsoever irrespective of how such right of cancellation or termination is obtained, or permit the cancellation or termination thereof, or accept a surrender of such lease;
- (2) Reduce the rent provided for in such lease, or modify such lease in any way, either orally or in writing, or grant any concession in connection with such lease, either orally or in writing;
- (3) Consent to any assignment of the interest of the tenant in the lease, or to any sub-letting thereof;
- (4) Accept any rent payable under the lease in advance of the time when the same is payable under the terms thereof; and any of the above acts, if done without the written consent of the Assignee, shall be null and void.

Any default on the part of Assignor hereunder shall constitute a default of Assignor under the Note and Mortgage.

This Assignment shall be construed as a covenant running with the land, shall be assignable by Assignee and shall be binding upon and inure to the benefit of each of the parties hereto and their respective executors, administrators, legal representatives, successors and assigns.

The failure of Assignee or any of the Assignee's agents or attorneys, successors or assigns to make use of any of the terms, provisions, and conditions of this Assignment for any period of time, at any time or times, shall not be construed or deemed to be a waiver of any of Assignee's rights under the terms hereof, but Assignee or Assignee's agents or attorneys, successors, or assigns shall have full right, power and authority to enforce this assignment or any of the terms, provisions or conditions hereof, and exercise the powers

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hereunder, at any time or times that shall be deemed fit.

In accepting this Assignment the Assignee herein does not assume nor shall it be under any obligation whatever to perform any of the covenants, undertakings or promises on the part of the Lessor to be performed under any lease which may be entered into concerning the said Property.

If the Assignor shall pay all the indebtedness when or before due and shall keep, observe and fully perform all the covenants, conditions, stipulations and agreements herein contained, then this Assignment shall be null and void and Assignee will, promptly upon Assignor's demand therefor, release and discharge this Assignment.

IN WITNESS WHEREOF, the undersigned has affixed her signature hereunto on the month and year first above written.

Juanita G. Carlson

Juanita G. Carlson 11/23/94

0001 MCH 16:14
RECORDING X 33.00
MAILINGS X 0.50
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0001 MCH 16:15

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

11/23/94

I, *Sheila Klepper*, a Notary Public in and for said County in the state aforesaid, DO HEREBY CERTIFY THAT Juanita G. Carlson, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act.

GIVEN under my hand and Notarial Seal this 23rd day of November, 1994.



Notary Public *Sheila Klepper*

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