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ASSIGNMENT OF RENTS (ILLINOIS)

95408993

DEPT-01 RECORDING \$25.00
T#0012 TRAN 4843 06/26/95 13:22:00
#7894 # JM *-95-408993
COOK COUNTY RECORDER

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FIRST COLONIAL TRUST COMPANY, SUCCESSOR TO

KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor, MICHIGAN AVENUE NATIONAL BANK, as Trustee under Trust Agreement Dated 7/10/87 A/K/A Trust No. 4653, of the City of Chicago, County of Cook and State of Illinois, in consideration of ONE AND 00/100ths (\$1.00) DOLLAR 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, CHICAGO TITLE AND TRUST CO., as Trustee of the City of Chicago, County of Cook and State of Illinois, and its assigns, all the avails, 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 and especially those certain leases and agreements now existing.

Such rent being payable monthly in advance with respect to the premises described as follows, to wit:

Lots 27 and 28 in Hitchcock's and Wilson's Subdivision of the East 1/2 of Lot 1 in Bickendike and Steele's Subdivision of the West 1/2 of the North West 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

Permanent Real Estate Tax Number: 14-28-101-001-0000

Address of Premises: 3161 N. Orchard, Chicago, IL 60657

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 his 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 and 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.

GIVEN under ___ hand ___ and seal ___ this 12 day of June, 1995.

FIRST COLONIAL TRUST COMPANY, SUCCESSOR TO
Michigan Avenue National Bank,
as Trustee Aforesaid

EXCULPATORY CLAUSE ATTACHED HERETO
AND MADE A PART HEREOF

By: [Signature] (SEAL)
LAND TRUST OFFICER

BOX 333-CTI

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

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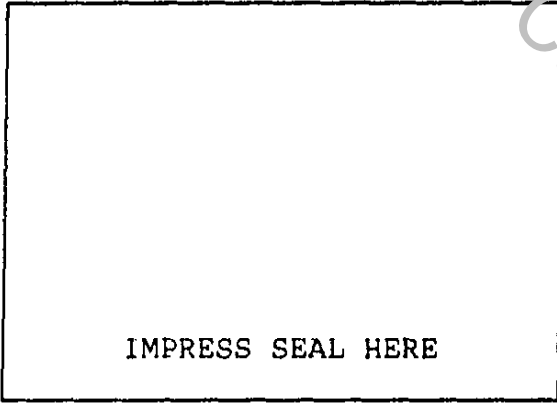
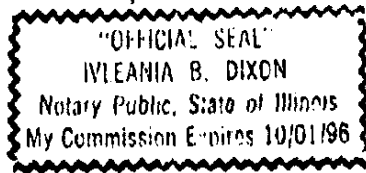
*FIRST COLONIAL TRUST COMPANY, SUCCESSOR TO

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ANGELA MCCLAREN, personally known to me to be a ~~Vice President~~ of MICHIGAN AVENUE NATIONAL BANK, as Trustee U/T/A Dated July 10, 1987 A/K/A Trust No. 4653, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that as such ~~Vice President~~, signed and delivered the said instrument as a ~~Vice President~~ of MICHIGAN AVENUE NATIONAL BANK and caused the corporate seal of MICHIGAN AVENUE NATIONAL BANK to be affixed thereto as free and voluntary act and the free and voluntary act of MICHIGAN AVENUE NATIONAL BANK, as trustee aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 24th day of JUNE, 1995.

Ileania B. Dixon
Notary Public

My commission expires on: 10/1, 1996.



IMPRESS SEAL HERE

THIS INSTRUMENT WAS PREPARED BY:

RETURN TO

KIMBERLY M. KASH
Attorney at Law
Goble & Goble, Ltd.
33 W. Jackson Blvd., Suite 450
Chicago, Illinois 60604
(312) 939-5858

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This document is executed by FIRST COLONIAL TRUST COMPANY, not personally but as Trustee under Trust No. 4653 as aforesaid, in the exercise of power and authority conferred upon and vested in said Trustee as such, and it is expressly understood and agreed that nothing in said document contained shall be construed as creating any liability on said Trustee personally to pay any indebtedness accruing thereunder, or to perform any covenants, either expressed or implied, including but not limited to warranties, indemnifications, and hold harmless representations in said document (all such liability if any, being expressly waived by the parties hereto and their respective successors and assigns) and that so far as said Trustee is concerned, the owner of any indebtedness or right accruing under said document shall look solely to the premises described therein for the payment or enforcement thereof, it being understood that said Trustee merely holds legal title to the premises described therein and has no control over the management thereof or the income therefrom, and has no knowledge respecting any factual matter with respect to said premises, except as represented to it by the beneficiary or beneficiaries of said trust. In event of conflict between the terms of this rider and of the agreement to which it is attached, on any questions of apparent liability or obligation resting upon said trustee the provisions of this rider shall be controlling.

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County Clerk's Office

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