

# UNOFFICIAL COPY

## ASSIGNMENT OF RENTS

95851657

LOAN #

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, VILLA PARK TRUST & SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 23, 1993 AND KNOWN AS TRUST NUMBER 2156

in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, in hand paid, the receipt whereof is hereby acknowledged, do hereby sell, assign, transfer and set over unto VILLA PARK TRUST & SAVINGS BANK

its successors and/or its assigns, a corporation organized and existing under the laws of the THE STATE OF ILLINOIS (hereinafter referred to as the Association) all the rents, issues and profits now 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 following described premises:

75334302

SEE ATTACHED RIDER

Commonly Known as: 1313 BALDWIN COURT-UNIT B2, PALATINE, ILLINOIS 60067  
02-12-200-019-1103

It being the intention of the undersigned to hereby establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the Association, whether the said leases or agreements may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Association under the power herein granted.

The undersigned do hereby irrevocably appoint the said Association their agent for the management of said property, and do hereby authorize the Association to let and re-let said premises or any part thereof, according to its own discretion, and to bring or defend any suits in connection with said premises in its own name or in the name of the undersigned, as it may consider expedient, and to make such repairs to the premises as it may deem proper or advisable, and to do anything in and about said premises that the undersigned might do, hereby ratifying and confirming anything and everything that the Association may do.

It being understood and agreed that the said Association shall have the power to use and apply said avails, issues and profits toward the payment of any present or future indebtedness or liability of the undersigned to the said Association, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses and the care and management of said premises, including taxes and assessments which may in its judgment be deemed proper and advisable, hereby ratifying and confirming all that said Association may do by virtue hereof. It being further understood and agreed that in the event of the exercise of this assignment, the undersigned will pay rent for the premises occupied by them at a rate per month fixed by the Association, and a failure on their part to promptly pay said rent on the first day of each and every month shall, in and of itself constitute a forcible entry and detainer and the Association may in its own name and without any notice or demand, maintain an action of forcible entry and detainer and obtain possession of said premises. This assignment and power of attorney shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto and shall be construed as a covenant running with the land, and shall continue in full force and effect until all of the indebtedness or liability of the undersigned to the said Association shall have been fully paid, at which time this assignment and power of attorney shall terminate.

It is understood and agreed that the Association will not exercise any of its rights under this assignment until after default in the payment of any indebtedness or liability of the undersigned to the Association.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, this 28TH day of NOVEMBER A.D. 1995

*[Signature]*  
\_\_\_\_\_  
(SEAL)

*[Signature]*  
\_\_\_\_\_  
(SEAL)

*[Signature]*  
\_\_\_\_\_  
(SEAL)

VILLA PARK TRUST & SAVINGS BANK  
AS TRUSTEE UNDER TRUST AGREEMENT DATED  
SEPTEMBER 23, 1993 AND KNOWN AS TRUST  
NUMBER 2156

STATE OF ILLINOIS  
COUNTY OF *[Signature]*

I, *[Signature]* a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Thomas James, Senior Vice President of the Villa Park Trust & Savings Bank

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.  
GIVEN under my hand and Notarial Seal, this 28th day of November A.D. 1995

*[Signature]*  
\_\_\_\_\_  
Notary Public

OFFICIAL SEAL  
JO ANNE VERONA  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. JAN. 3, 1997

Rev. 06/07/84 DPS 678

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DPS 831

BOX 333-CT1

VILLA PARK TRUST & SAVINGS BANK  
10 SOUTH VILLA AVENUE  
VILLA PARK, ILLINOIS 60181

PREPARED BY:  
JO ANNE VERONA  
VILLA PARK, IL 60181

02-12-200-019-1103

Property of Cook County Clerk

10/27/72  
10/27/72  
10/27/72  
10/27/72

PARCEL 1: UNIT NUMBER "X-B-2", AS DELINEATED ON THE SURVEY OR PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE WEST 334.79 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF RAND ROAD, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, AND OF BASEMENTS, RESTRICTIONS AND COVENANTS FOR BALDWIN COURT CONDOMINIUM, MADE BY MIDWEST BANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1972, AND KNOWN AS TRUST NUMBER 7210916, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22368743; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APURTMENT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2: BASEMENT APURTMENT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF BASEMENTS, MADE BY MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1972, AND KNOWN AS TRUST NUMBER 7210916, AND RECORDED DECEMBER 20, 1972, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22165198, IN COOK COUNTY, ILLINOIS.

259159256

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This document covering mortgage dated November 28, 1995, and related documents, in the amount of \$40,000, is executed by VILLA PARK TRUST & SAVINGS BANK, not personally but as Trustee under the provisions of a Trust Agreement dated 9/23/93, known as Trust No. 2156, in the exercise of the power and authority conferred upon and vested in it as such Trustee, and it is expressly understood and agreed that nothing herein contained, shall be construed as creating any liability on the said VILLA PARK TRUST & SAVINGS BANK personally to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by every person now or hereafter claiming any right hereunder.

IN WITNESS WHEREOF VILLA PARK TRUST & SAVINGS BANK not personally but as Trustee as aforesaid, has caused these presents to be signed by its General Vice President, and its corporate seal to be hereunto affixed and attested by its Secretary, the day and year first above written.

(Seal)

VILLA PARK TRUST & SAVINGS BANK  
as Trustee as aforesaid and not  
personally

By: Thomas James  
Thomas James, Sr. Vice President

Attest: Maria Moritz  
Assistant Secretary

95851657

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