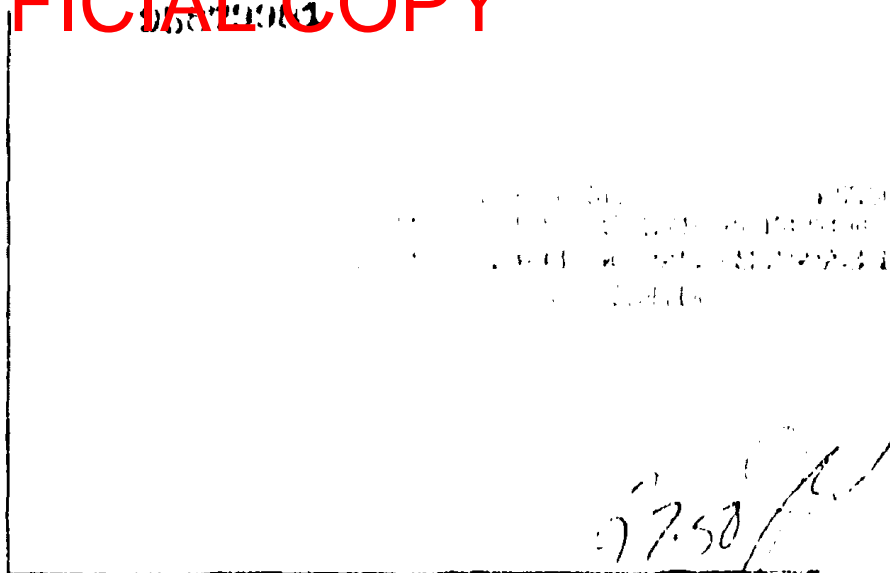


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1st AMERICAN TITLE order # 08101244313

**ASSIGNMENT OF RENTS**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **ZBIGNIEW GRZYCH** and **ELIZABETH GRZYCH**, the owners of the premises described on Exhibit A attached hereto (referred to as "Assignor") do hereby in consideration of the Premises and **ONE DOLLAR (\$1.00)** and other good and valuable considerations, the receipt of which is hereby acknowledged, sell, assign, transfer and set over unto **OSCAR A. JOHNSON, JR.**, (hereinafter "Assignee") for the use and benefit of the holder or holders and owner or owners of the notes secured by the Mortgage made by Assignor to Assignee on December 15, 1995, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, all the rents, issues and 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 of occupancy of any part of said premises, heretofore made or entered into by the undersigned or which shall hereafter be made or entered into by Assignee under the power hereby granted and all

**THIS INSTRUMENT WAS PREPARED BY:**

Lawrence J. Stark  
**STONE, POGRUND, KOREY & SPAGAT**  
221 North LaSalle Street, #3200  
Chicago, IL 60601



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the rents, issues and profits now due or due or 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 Assignee true and lawful agent in its name and stead to collect all of said rents, issues 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 in the discretion of Assignee 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.

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 Assignee 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 premises, 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 or notes secured thereby, without prejudice to the right of the trustee/mortgagee or the holder or holders and owner or owners of any of the note or notes secured thereby to enforce any remedy or remedies which it or they may have by reason of the default now existing or which may hereafter, from time to time, exist under the terms of said Mortgage and the note or notes secured thereby.

Notwithstanding anything herein contained to the contrary, 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 or notes and after expiration of any applicable

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in writing to any subsequent holder of the note or notes secured by said Mortgage, and such assignee and any successive assignees are hereby given the same rights and powers as the assignee named herein. Forbearance by Assignee in exercising any of its rights or remedies hereunder shall not constitute a waiver of or preclude the exercise of such rights or remedies thereafter.

IN WITNESS WHEREOF, ZBIGNIEW GRZYCH and ELIZABETH GRZYCH have set their hands and seals this 15th day of December, 1995.

*Zbigniew Grzych*  
\_\_\_\_\_  
Zbigniew Grzych

*Elizabeth Grzych*  
\_\_\_\_\_  
Elizabeth Grzych

STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK     )

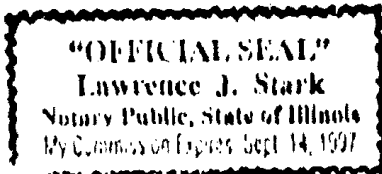
I, Lawrence Stark, a Notary Public in and for said County in the State aforesaid, do hereby that Zbigniew Grzych and Elizabeth Grzych, personally known to me and known to be the same persons whose names are subscribed to the foregoing instrument, respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL this 15th day of December, 1995.

*Lawrence Stark*  
\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_



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**UNOFFICIAL COPY****LEGAL DESCRIPTION**

**Lot 8 in Powell and Mason's Resubdivision of all Lots and the vacated alley in Block 9 in Lee's Subdivision of the West 1/2 of the Southeast 1/4 of Section 20, Township 38 North, Range 14, East of the Third Principal Meridian according to the plat thereof recorded June 5, 1989 as document number 111,430, in Cook County, Illinois.**

**P.I.N.: 20-20-419-004**

**Commonly Known As: 1019 W. 69th Street, Chicago, IL 60621**

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