

ASSIGNMENT OF RENTS  
(ILLINOIS)

UNOFFICIAL COPY

95333096

CAUTION: Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are excluded.

KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor,

Jake Thompson, Jr., 4548 Oak Dr.

of the Village of Hoffman Estates County of Cook

and State of Illinois, in consideration of One Dollar (\$1) 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, Urban Visions, Inc. 820 Church Street,

of the City of Evanston County of Cook and State of Illinois, his executors,

administrators and 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 as follows, to-wit:

DATE OF LEASE	LESSEE	TERM	MONTHLY RENT

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

Permanent Index Number: 20-30-435-019

Lots 1 and 2 in Block 64 in the Subdivision of Blocks 1, 61, 63 and 64 in the Dewey and Vance Subdivision of the South 1/2 of Section 30, Township 38 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Commonly Known as: 7800-7802 S. Ashland/1607-1609 W. 78th St. Chicago, IL.

DEPT-01 RECORDING \$23.00  
 T#0012 TRAN 4247 05/22/95 13:52:00  
 #3913 # JM # -95-333096  
 COOK COUNTY RECORDER  
 DEPT-10 PENALTY \$20.00

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 2nd day of May, 1995.

Jake Thompson, Jr. (SEAL) \_\_\_\_\_ (SEAL)  
Jake Thompson, Jr.

STATE OF IL

ss. I Nancy M. Hurth

County of Cook a notary public in and for said County, in the State aforesaid, Do Hereby

Certify that Jake Thompson, Jr.

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

free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 2 day of May, 1995.

OFFICIAL SEAL  
NANCY M. HURTH  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES 12/31/97

Box 41 Nancy M. Hurth  
Notary Public

This instrument was prepared by Jan A. Burak, 820 Church St. Evanston, IL 60201

(NAME AND ADDRESS)

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20.00  
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Above Space For Recorder's Use Only

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