

UNOFFICIAL COPY

55430728



Chicago, Illinois May 31 1996

Know all Men by these Presents, that CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation, of Chicago, Illinois, not personally but as Trustee under the provisions of a Deed or Deeds in Trust duly recorded or registered and delivered to said Company in pursuance of a Trust Agreement dated May 30, 1996 and known as its Trust Number 1102621

(hereafter called Assignor) in consideration of Ten Dollars (\$10.00) in hand paid, and of other good and valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, does hereby assign, transfer and set over unto SPIRO XENOS, SPIRO A. XENOS and SHIRLEY XENOS

(hereinafter called the Assignee)

all the rents, earnings, income, issues and profits, if any, of and from the real estate and premises hereinafter described, which are now due and which may hereafter become due, payable or collectible under or by virtue of any lease, whether written or oral, or any letting of, possession of, or any agreement for the use or occupancy of any part of the real estate and premises hereinafter described, which said Assignor may have heretofore made or agreed to, or may hereafter make or agree to, or which may be made or agreed to by the Assignee under the powers hereinafter granted, together with any rents, earnings and income arising out of any agreement for the use or occupancy of the following described real estate and premises to which the beneficiaries of Assignor's said trust may be entitled; it being the intention hereof to make and establish hereby an absolute transfer and assignment of all such leases and agreements and all the rents, earnings, issues, income and profits thereunder to the Assignee herein, all relating to the real estate and premises situated in the County of Cook and State of Illinois, and described as follows, to-wit:

ALL OF LOT 15 AND 16, AND LOTS 17 AND 18 EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART OF LOTS 17 AND 18 LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 18, 20.29 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 18, THENCE EASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 39.26 FEET, THENCE NORTHEASTERLY ALONG A STRAIGHT LINE 11.68 FEET OT A CORNER OF SAID LOT 17
ALL IN BLOCK 6 IN CROSS NORTH ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWESTERLY 1/2 OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
3300 - 06 NORTH LINCOLN, CHICAGO, ILLINOIS

This instrument is given to secure payment of the principal sum of FOUR HUNDRED EIGHTY THOUSAND (\$480,000.00)

Dollars, and interest upon a

certain loan secured by Mortgage or Trust Deed to Chicago Title and Trust Company

as Trustee or Mortgagee dated May 31, 1996

and recorded in the Recorder's Office or Registered in the Office of the Registrar of Titles of the above named County, conveying the real estate and premises hereinabove described. This instrument shall remain in full force and effect until said loan and the interest thereon, and all other costs and charges which may have accrued or may hereafter accrue under said Trust Deed or Mortgage have been fully paid

This assignment shall not become operative until a default exists in the payment of principal or interest or in the performance of the terms of conditions contained in the Trust Deed or Mortgage herein referred to and in the Note or Notes secured thereby which is not cured within any applicable grace or cure period

Without limitation of any of the legal rights of Assignee as the absolute assignee of the rents, issues and profits of said real estate and premises above described, and by way of enumeration only, it is agreed that in the event of any default under the said Trust Deed or Mortgage above described, which is not cured within any applicable grace or cure period

whether before or after the institution of any legal proceedings, to foreclose the lien of said Trust Deed or Mortgage, or before or after any sale thereunder, Assignee shall be entitled to take actual possession of the said real estate and premises hereinabove described, or of any part thereof, personally or by agent or attorney, as for condition broken, and may, without force, and with the process of law, and without any action on the part of the holder or holders of the indebtedness secured by said Trust Deed or Mortgage, after upon, take, and retain in possession of all or any part of said real estate and premises hereinabove described together with all documents, books, records, papers, and accounts relating thereto, and may exclude the Assignor, its beneficiaries or their agents or servants, wholly therefrom, and may hold, operate, manage and control the said real estate and premises hereinabove described, and conduct the business thereof. Assignee may, at the expense of the mortgaged property, from time to time, cause to be made all necessary or proper repairs, renewals, replacements, useful alterations, additions, betterments and improvements to the said real estate and premises as may seem judicious, and may insure and reinsure the same, and may lease said mortgaged property in such parcels and for such times and on such terms as may seem fit, including leases for terms expiring beyond the maturity of the indebtedness secured by said Trust Deed or Mortgage, and may cancel any lease or sub-lease for any cause or on any ground which would entitle the Assignor or its beneficiaries to cancel the same. In every such case the Assignee shall have the right to manage and operate the said real estate and premises, and to carry on the business thereof as the Assignee shall deem best. Assignee shall be entitled to collect and receive all earnings, revenues, rents, and income of the property and any part thereof. After deducting the expense 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 real estate and premises, or any part thereof, including the just and reasonable compensation for the services of the Assignee and of the Assignee's attorneys, agents, clerks, servants, and others employed by Assignee in connection with the operation, management, and control of the mortgaged property and the conduct of the business thereof, the Assignee shall apply any and all moneys arising as aforesaid to the payment of the following items in such order as said Assignee deems fit:

- (1) Interest on the principal and overdue interest on the note or notes secured by said Trust Deed or Mortgage, at the rate therein provided; (2) interest accrued and unpaid on the said note or notes; (3) the principal of said note or notes from time to time remaining outstanding and unpaid; (4) any and all other charges secured by or created under the said Trust Deed or Mortgage above referred to; and (5) the balance, if any, to the Assignor

occurrence
* (and following the occurrence of any event of default not cured within any applicable grace or cure period)

3574
EHO
DZ
7610801

2300
2000

55430728

UNOFFICIAL COPY



Box No. **BOX 999-CT1**

Assignment of Rents

CHICAGO TITLE AND TRUST COMPANY

as Trustee

TO

CHICAGO TITLE AND TRUST COMPANY
111 West Washington Street
Chicago, Illinois 60602

Y
R
E
V
I
L
E
D

INSTRUCTIONS
RECORDER'S OFFICE BOX NUMBER
OR
CITY Palos Heights, Illinois 60463
STREET 11800 S. 75th Avenue, Suite 101
NAME WILLIAM J. RACKOS

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE
THIS INSTRUMENT FILED BY: **DEPT-10 PENALTY**
COOK COUNTY RECORDER
#3480 * 96 * 430728
#23.00
#20.00

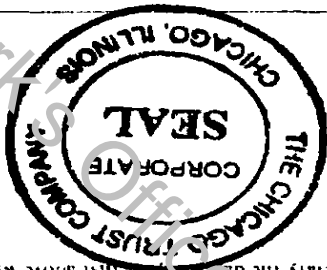
"OFFICIAL SEAL"
CAROLYN PAMPENELLA
Notary Public, State of Illinois
My Commission Expires 9/4/99

STATE OF ILLINOIS | COUNTY OF COOK | SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are mentioned to the foregoing instrument as such Assistant Vice President and Assistant Secretary 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 and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Notarial Seal | Notary Public

Date JUN 04 1996



CHICAGO TITLE AND TRUST COMPANY, formerly known as
Assistant Vice President
Assistant Secretary

8240259C

This instrument shall be assignable by Assignee, and all of the terms and provisions hereof shall be binding upon and inure to the benefit of the respective executors, administrators, legal representatives, successors and assigns of each of the parties hereto.

The failure of Assignee, or any of the agents, attorneys, successors or assigns of the Assignee to enforce any of the terms, provisions and conditions of this agreement for any period of time, at any time or times, shall not be construed or deemed to be a waiver of any rights under the terms hereof but said Assignee or the agents, attorneys, successors or assigns of the Assignee shall have full right, power and authority to enforce this agreement, or any of the terms, provisions, or conditions hereof, and exercise the powers hereunder, at any time or times that shall be deemed fit.

The release of the Trust Deed or Mortgage securing said note shall *ipso facto* operate as a release of this instrument.

THIS ASSIGNMENT OF RENTS, is executed by CHICAGO TITLE AND TRUST COMPANY, not personally but as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. Nothing herein or in said Trust Deed or Mortgage or in said Note or Notes contained shall be construed as creating any liability of CHICAGO TITLE AND TRUST COMPANY personally to pay in said Note or Notes contained shall be construed as creating any interest that may accrue thereon, or any indebtedness accruing thereunder or hereafter, or to perform any agreement or covenant either express or implied herein or therein contained, all such liability, if any, being expressly waived by Assignee and by anyone now or hereafter claiming any right or security hereunder. So far as CHICAGO TITLE AND TRUST COMPANY, personally, is concerned, the Assignee hereunder or the legal holder or holders of said Note or Notes and the owner or owners of any indebtedness accruing hereunder or anyone making any claim hereunder shall look solely to the trust property herein described and to the rents hereby assigned for the payment thereof, by the enforcement of the lien hereby and by said Trust Deed or Mortgage created, in the manner herein and in said Trust Deed or Mortgage and Note or Notes provided.

IN WITNESS WHEREOF, said CHICAGO TITLE AND TRUST COMPANY as Trustee as aforesaid and not personally has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary the date and year first above written.