

UNOFFICIAL COPY

ASSIGNMENT OF RENTS

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DEPT-01 RECORDING \$27.00
 T30012 TRAN 2706 10/30/96 11:04:00
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 COOK COUNTY RECORDER

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This Indenture, dated this 24th day of October 1996, between **FIRST STATE BANK AND TRUST COMPANY OF PALOS HILLS** an Illinois banking corporation, not personally but as a Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated March 28, 1996 and known as Trust Number 1-140, hereinafter called First Party, in consideration of Ten Dollars (\$10.00) in hand paid, and of other good and valuable considerations, the receipt whereof are hereby acknowledged, does hereby assign, transfer and

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2700

set over unto * successors and assigns (hereinafter **First State Bank and Trust Co. of Palos Hills, its** called the Second Party), all the rents, earnings, income, issues and profits 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 verbal, 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 First Party may heretofore made or agreed to or may hereafter make or agree to, or which may be made or agreed to by the Second Party under the powers hereinafter granted to it; it being the intention hereof to hereby make and establish an absolute transfer and assignment of all such leases and agreements and all the rents, earnings, issues, income, and profits thereunder, unto the Second Party herein, all relating to the real estate situated in the County of Cook and State of Illinois, and described as follows, to-wit:

Lots 20 and 21 in Barron's Subdivision of block 1 of Brand's Addition to Chicago, being the East 1/2 of the Northeast Quarter of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County Illinois.

1232-34 S. Halsted Street, Chicago, Illinois P.I.N. #17-20-206-035-0000

This instrument is given to secure payment of the principal sum ONE HUNDRED TEN THOUSAND AND NO DOLLARS Dollars, and interest upon a certain loan secured by Trust Deed to **First State Bank and Trust Co. of Palos Hills** Trustee dated March 28, 1996 and recorded in the recorder's Office of above-named County, conveying the real estate and premises hereinabove described, and this instrument shall remain in full force and effect until said loan and the interest thereon, and all other costs and charges including attorneys' fees and costs which may have accrued or may hereafter accrue under said Trust Deed, 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 or conditions contained in the Trust Deed herein referred to and in the Note secured thereby.

Without limitation of any of the legal rights of Second Party as the absolute assignee of the rents, issues, and profits of said real estate and premises above described, and by way of enumeration only, First Party hereby covenants and agrees that in the event of any default by the First Party under the said Trust Deed above described, the First Party will, whether before or after the Note or Notes secured by said Trust Deed is or are declared to be immediately due in accordance with the terms of said Trust Deed or whether before or after the institution of any legal proceedings to foreclose the lien of said Trust Deed, or before or after any sale therein, forthwith, upon demand of Second Party, surrender to Second Party, and Second Party shall be entitled to take actual possession of the said real estate and premises hereinabove described, or of any part thereof, personally or, by its agents or attorneys, as for condition broken, and, in its discretion, may with or without force and with or without process of law, and without any action on the part of the holder or holders of the indebtedness secured by said Trust Deed, enter upon, take, and maintain possession of all or any part of said real estate and premises hereinabove described, together with all documents, books, records, papers, and accounts of First Party relating thereto, and may exclude the First Party, its agents, or servants, wholly therefrom, and may, in its own name, as assignee under this assignment, hold, operate, manage and

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BOX 333-CTI

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control the said real estate and premises hereinabove described, and conduct the business thereof, either personally or by its agents and may, at the expense of the mortgaged property, from time to time, either by purchase, repair, or construction, make all necessary or proper repairs, renewals, replacements, useful alterations, additions, betterments, and improvements to the said real estate and premises as to it may seem judicious, and may insure and reinsure the same, and may lease said mortgaged property in such parcels and for such time and on such terms as to it may seem fit, including leases for terms expiring beyond maturity of the indebtedness secured by said Trust Deed, and may cancel any lease or sub-lease for any cause or on any ground which would entitle the First Party to cancel the same, and in every such case the Second Party shall have the right to manage and operate the said real estate and premises, and to carry on the business thereof, as it shall deem best, and the Second Party shall be entitled to collect and receive all earnings, revenues, rents, issues, profits, and income of the same, and any part thereof, and, after deducting the expenses 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 reasonable compensation for the services of the Second Party and of its attorneys, agents, clerks, servants, and others employed by it, properly engaged and employed, for services rendered in connection with the operation, management, and control of the mortgaged property and the conduct of the business thereof, and such further sums as may be sufficient to indemnify the Second Party against any liability, loss, or damage on account of any matter or thing done in good faith in pursuance of the rights and powers of Second Party hereunder, the Second Party may apply any and all moneys arising as aforesaid:

(1) To the payment of interest on the principal and overdue interest on the note or notes secured by said Trust Deed at the rate therein provided; (2) To the payment of interest accrued and unpaid on the said Note or Notes; (3) To the payment of the principal of said Note or Notes from time to time remaining outstanding and unpaid; (4) To the payment of any and all other charges secured by or created under the said Trust Deed above referred to; and (5) To the payment of the balance, if any, after the payment in full of the items hereinbefore referred to in (1), (2), (3), and (4), to the First Party.

This instrument shall be assignable by Second Party, 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 Second Party, or any of its agents or attorneys, successors or assigns, to avail itself or themselves of 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 of its, his, hers or their rights under the terms hereof, but said Second Party, or its agents or attorneys, successors or assigns shall have full right, power and authority to enforce this agreement, or any of the terms, provisions, or conditions thereof and exercise the powers hereunder, at any time or times that shall be deemed fit.

The payment of the Note or Notes and release of the Trust Deed securing said Note or Notes shall ipso facto operate as a release of this instrument.

This Assignment of Rents is executed by the undersigned Bank, not personally but as Trustee as aforesaid in the exercise of the powers and authority conferred upon and vested in it as such Trustee, and it is expressly understood and agreed that nothing herein or in said Note or Notes contained shall be construed as creating any liability on the said First Party or on said Bank personally to pay the said principal notes or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by said Party of the Second Part and by every person now or hereafter claiming any right or security hereunder, and that so far as the First Party and its successors and assigns and said Bank personally are concerned, the legal holder or holders of said principal and interest notes and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said principal note provided.

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IN WITNESS WHEREOF, the Undersigned Bank, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice-President/Trust Officer, and its corporate seal to be hereunto affixed and attested by its Assistant Trust Officer/Cashier, the day and year first above written.

FIRST STATE BANK AND TRUST COMPANY OF PALOS HILLS,
as Trustee as aforesaid and not personally

BY [Signature]
-President-Trust Officer

ATTEST [Signature]
Assistant Trust Officer-Cashier

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Harvin A. Bianua

President/Trust Officer of FIRST STATE BANK AND TRUST COMPANY OF PALOS HILLS, and Louis R. Acavado Assistant Trust Officer/Cashier of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such -President/Trust Officer and Assistant Trust Officer/Cashier, 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 Bank, for the uses and purposes therein set forth; and the said Assistant Trust Officer/Cashier did also then and there acknowledge that said Assistant Trust Officer/Cashier, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Assistant Trust Officer's/Cashier's own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31st day
of October, 19 96.

[Signature]
Notary Public



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Recorded Notice of Interest

This instrument is executed and recorded under the provisions of Section 15-104 of the Code of Civil Procedure for the purpose of disclosing of record the following information and so as to prevent the undersigned from being regarded as a non-record claimant with respect to the premises and interest of the undersigned herein set forth:

- (1) Name or names of person or persons executing this notice and causing the same to be recorded: FIRST STATE BANK & TRUST COMPANY OF PALOS HILLS
10360 S. Roberts Road, Palos Hills, IL 60465
- (2) Nature of the right, title, interest, claim or lien or such person or persons in and to the premises herein below described.

ASSIGNMENT OF BENEFICIAL INTEREST IN _____

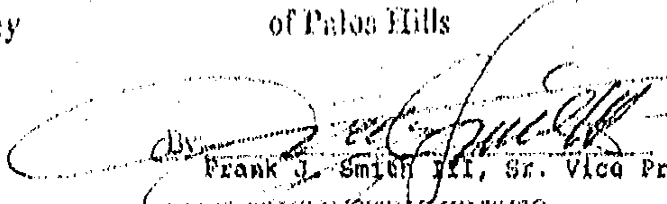
First State Bank and Trust Co. of Palos Hills
LAND TRUST # 1-140 DATED 3-28-95 FOR THE PURPOSE OF
SECURING LOANS.

- (3) The premises to which such right, title, interest claim or lien pertains are as follows:
LOTS 20 AND 21 IN BARRONS'S SUBDIVISION OF BLOCK 1 OF BRAND'S ADDITION TO CHICAGO, BEING THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN Cook County, ILLINOIS.

Common address: 1232-34 South Halsted Street, Chicago, Illinois
PIN: 17-20-206-035-0000

This instrument prepared by:
First State Bank & Trust Company
of Palos Hills
10360 S. Roberts Rd.
Palos Hills, IL 60465

First State Bank & Trust Company
of Palos Hills

By: 
Frank J. Smith III, Sr. Vice Pres./ Lending Division

Dated: 10/24/96
at Palos Hills, IL.

MAIL THIS INSTRUMENT TO:

First State Bank & Trust Co. of Palos Hills
10360 S. Roberts Rd., Palos Hills, IL 60465

BOX 333-CTI

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