

56133636

The Undersigned, Initials:

RE/TITLE #80326 JFE2

[X] Bank One, Evanston, NA, f/k/a First Illinois Bank of Evanston, N. A. not personally, but as Trustee under Trust Agreement dated March 3, 1988 and May 7, 1990 and known as Trust No. R-3491 and R-3727

[] and [] a corporation, [] a limited partnership, []

d/b/a a general partnership or joint venture.

("Assignor") whose mailing address is Raymond and Associates, 2114 Central Street, Evanston IL 60201 as additional security for the payment of that certain Note of even date ("Note") payable to the order of Bank One, Evanston, NA ("Bank"), in the principal sum of

Two Million Five Hundred Twenty Five Thousand and 00/100 Dollars

(\$ 2,525,000.00) payable as therein specified with interest as therein provided and for the performance of the terms, covenants and conditions contained in said Note and the Mortgage of even date made by the Assignor to secure said Note and conveying the real estate hereinafter described, and also in consideration of the sum of One Dollar (\$1.00) 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 Bank, and its successors and assigns, all the avails, rents, issues and profits now due or which may hereafter become due under or by virtue of any lease, or any renewals thereof, either oral or written, or any letting of, or any agreement for the use or occupancy of any part of the real estate and premises hereinafter described which may have been heretofore or may be hereafter and or agreed to by the Bank under the powers herein granted, it being the intention hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avails, rents, issues and profits thereunder unto the Bank, all relating to the real estate and premises described as follows:

DEPT-01 RECORDING \$29.00
T#0009 TRAN 1117 02/21/96 09:52:00
49324 & RH #-96-133636
COOK COUNTY RECORDER

This Instrument Prepared by: James G. Wasson

and Shall be Returned to: Bank One, Evanston, NA
800 Davis Street
Evanston, IL 60204-0712

Attn: James G. Wasson

Real Estate Tax I.D. No. 11-18-400-011

BOX 169

Handwritten signature and number 96133636

96133636

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The Assignor, and each of them (if more than one), and their beneficiaries if applicable, do hereby irrevocably appoint Bank the true and lawful attorney of the Assignor and each of them, to take and from time to time relate possession of said premises, to collect all of said avals, rents, issues and profits now due or hereafter to become due under each and every of the leases and agreements, for any renewals thereof, written or oral, existing or which may hereafter exist for and in connection with said real estate, and to use such measures, legal and equitable, as in the discretion of the Bank may be deemed proper or necessary to enforce the payment or security of said avals, rents, issues and profits, and to secure and maintain possession of said real estate, or any part thereof, and, at the discretion of the Bank, to fill any and all vacancies, and to rent, lease or let all or any portion thereof for terms expiring either before or after the maturity of the indebtedness secured by said Mortgage, and to manage, maintain, preserve, operate and use the said real estate, and, in the discretion of the Bank, to cancel any existing insurance policies relating to said real estate and to cause to be written new policies in place thereof and also additional and renewal policies, making same payable to the Bank under said Mortgage, or, in case of foreclosure sale, to the owner of the certificate of sale and of any deficiency, as their respective interests may appear, and in the case of loss under such policies, to adjust, collect and compromise, in its discretion, all claims the Assignor and its beneficiaries, agents and servants, and all their expenses and reasonable compensation for all services rendered by virtue hereof to the Bank and its attorneys, agents and servants, and all their expenses involved therein and such further sums as may be sufficient to indemnify the Bank against any liability, loss or damage on account of any matter or thing done in good faith hereunder and further with power from time to time to substitute any attorney in fact to act hereunder in its place and stead in all or any manner hereunder, and from time to time to make any substitution and appointment at its pleasure, to revoke, hereby granting full power and authority to exercise each and every of the rights, privileges and powers herein granted at any and all times hereafter without notice to the Assignor, its beneficiaries, agents and servants, and hereby ratifying all that the Bank may do by virtue hereof. The powers hereby created shall be irrevocable so long as any indebtedness secured by said Mortgage evidenced by the Note remains unpaid.

After taking or relating possession by virtue hereof, the Bank shall have the right to remain in possession of said real estate, to collect the said avals, rents, issues and profits therefrom, and to manage said real estate as hereinafore set forth, notwithstanding the institution of proceedings to foreclose the said Mortgage and the entry of any degree of foreclosure in any such proceedings, and notwithstanding any sale of said real estate pursuant to any such decree, unless the amount paid at such sale shall be sufficient to pay the full amount due under the terms of such decree, and to remain in possession of said real estate until the expiration of the period of redemption from any such sale, and from time to time shall apply the net avals, rents, issues and profits accruing after the sale of said real estate pursuant to such decree remaining after the payment of all deductible expenses, charges and fees, for and on account of any deficiency reported to the Court in such proceeding. The provisions of this instrument shall and are intended to service any decree of foreclosure and sale in any proceedings to foreclose the lien of said Mortgage. After relating or relating possession by virtue hereof, the Bank shall have the right from time to time to surrender possession without prejudice to its right to take possession hereunder upon default as hereinafter provided.

Until default shall be made in the payment of the indebtedness evidenced by the Note and/or secured by said Mortgage or in the performance by the Assignor of any agreement therein, herein or in any other security document or agreement with Bank contained, the Assignor shall be permitted to possess, manage, operate and enjoy all the property, rights and privileges in said Mortgage encumbered, and to collect the avals, rents, issues and profits thereof. Upon service of notice of tenants and occupants of the premises by the Bank that default has been made under the terms of said Note, Mortgage or in any other security document or agreement with Bank (which notice need not specify the nature of default), and demand of payment of rents to the Bank, which demand it made upon the Assignor or its beneficiary shall fix and determine the prevailing rental per month for the portion of said premises occupied by the Assignor or its beneficiary, the tenants and occupants shall be obligated to account and pay to the Bank from and after the date of service of said notice and demand, all the avals, rents, issues and profits due or accruing under their respective leases and agreements, without any duty or obligation on the part of said tenants or occupants to ascertain that a default in fact does exist, and in the event of demand upon the Assignor or its beneficiary, as aforesaid, the Assignor and its beneficiary agree and shall be obligated to pay to the Bank rent in advance for the portion of said premises occupied by the Assignor or its beneficiary at the prevailing rental therefor per month as fixed and determined by the Bank in said demand, and a failure on the part of the Assignor or its beneficiary promptly to pay said rent on the first day of each and every month in advance shall constitute a forcible entry and default, and the Bank may in its own name and without any other notice or demand, maintain an action of forcible entry and default against the Assignor or its beneficiary and obtain possession of the premises occupied by them.

Anything herein to the contrary notwithstanding, no liability of any sort whatsoever is incurred or assumed under and by virtue of this instrument for any error of judgment or for any act done or omitted to be done by the Bank in good faith, or for any mistakes of fact or law or anything which it may do or refrain from doing hereunder, except for its own willful default, it being understood and agreed that in taking possession and operating, maintaining and preserving the said real estate, the Bank does so without incurring any liability for any matters or things except as hereinafter provided.

Failure by the Bank at any time to avail itself of all or any of the provisions hereof shall not be construed or deemed to be a waiver by it thereof. This instrument shall remain in full force and effect until the entire indebtedness secured by said Mortgage evidenced by the Note, has been fully paid, and, in case of a deficiency on foreclosure sale, until the expiration of the period of redemption from the sale.

The Bank may assign all its rights, title and interest hereunder, and all the terms and provisions hereof shall be binding upon and inure to the benefit of the respective legal representatives, successors, assigns and substitutes of the respective parties hereto.

This instrument is executed by the Assignor, not personally but solely as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by the Assignor are undertaken by it solely as Trustee as aforesaid, and not individually, and no personal liability shall be asserted or be enforceable against the undersigned, either individually or as Trustee as aforesaid, relating to the subject matter of the foregoing instrument, all of such personal liability, if any, being expressly waived by every person now or hereafter claiming any right or security hereunder.

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SCHEDULE A (CONTINUED)

Commitment Number: 80326

LEGAL DESCRIPTION

UNIT NUMBERS 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 3A, 3B, 3C, 3D, 3E, 3F, 3H, 4A, 4C, 4D, 4F AND 4G AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 11 AND 12 AND THE SOUTHERLY 18 FEET OF LOT 13 ALL IN BLOCK 14 IN CITY OF EVANSTON, SOUTHEAST FRACTIONAL 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY FIRST ILLINOIS BANK OF EVANSTON, N.A., AS TRUSTEE AND RECORDED JUNE 7, 1990 AS DOCUMENT 90267372, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

<u>UNIT #</u>	<u>P.I.N. #</u>
2A	11-18-400-020-1001
2B	11-18-400-020-1002
2C	11-18-400-020-1003
2D	11-18-400-020-1004
2E	11-18-400-020-1005
2F	11-18-400-020-1006
2G	11-18-400-020-1007
2H	11-18-400-020-1008
3A	11-18-400-020-1009
3B	11-18-400-020-1010
3C	11-18-400-020-1011
3D	11-18-400-020-1012
3E	11-18-400-020-1013
3F	11-18-400-020-1014
3H	11-18-400-020-1016
4A	11-18-400-020-1017
4C	11-18-400-020-1019
4D	11-18-400-020-1020
4F	11-18-400-020-1022
4G	11-18-400-020-1023

Property Address: 1700 Hinman
Evanston, Illinois

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Executed at Evanston, Ill, Illinois as of October 15, 1992.

PARTNERSHIP/JOINT VENTURE:

_____ (name of partnership or joint venture)

a _____ partnership.
(state) (limited/general)

a _____ joint venture

By _____

Its: _____

LANDTRUST: Bank One, Evanston, NA, f/k/a

First Illinois Bank of Evanston, N.A.
as Trustee under Agreement dated

March 3, 1988 and May 7, 1990, and known as

Trust No. R-3491 and R-3727, and not personally.

By _____

Its: VICE PRESIDENT AND TRUST OFFICER

ATTEST:

By _____

ADMINISTRATIVE ASSISTANT

Its: _____

CORPORATION:

_____ corporation
(state)

By _____

Its: _____

ATTEST:

By _____

Its: _____

INDIVIDUALS:

STATE OF Illinois }
COUNTY OF Cook } SS

I, Susan G. Mock, a Notary Public in and for and residing in the

said County, in the State aforesaid, do hereby certify that Sana Nabmed

and Glenda Blinz

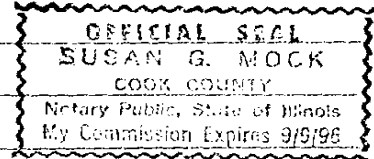
personally known to me to be the same person(s) whose name(s) ~~is/are~~ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that ~~she/he/they~~ signed, sealed and delivered the said instrument as ~~his/her/their~~ free and voluntary act, for the uses and purposes and in capacity (if any) therein set forth.

GIVEN under my hand and notary seal this 15th day of October, 1992.

Susan G. Mock

96133636

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Property of Cook County Clerk's Office

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and personally known to me to be the same person(s) whose name(s) (is/are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (she/he/they) signed, sealed and delivered the said instrument as (his/her/their) free and voluntary act, for the uses and purposes and in capacity (if any) therein set forth.

GIVEN under my hand and notary seal this _____ day of _____, 19____

_____ a Notary Public in and for and residing in the _____ said County, in the State aforesaid, do hereby certify that

STATE OF _____ }
COUNTY OF _____ }
SS

Dated as of _____, 19____

For good and valuable consideration, receipt whereof is hereby acknowledged, the undersigned, as beneficiaries of the above trust, join in this Assignment for the purposes of assigning the entire right, title and interest of the undersigned in and to the leases and rents from the subject premises described above and being bound by and subject to all terms and provisions thereof.

TRUST BENEFICIARY TO COMPLETE AND EXECUTE FOLLOWING: