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ASSIGNMENT OF RENTS (ILLINOIS)

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

96254679

KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor,

Timothy Dent and James Grammas, as tenants in common

of the city of Westchester 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,

Westbank

of the city of Westchester 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:

- DEPT-01 RECORDING \$23.50
T#7777 TRAN 0419 04/03/96 12:18:00
#4652 SK *-96-254679
COOK COUNTY RECORDER
DEPT-10 PENALTY \$20.00

Above Space For Recorder's Use Only

DATE OF LEASE LESSEE TERM MONTHLY RENT

O'CONNOR TITLE SERVICES, INC.

6058-18

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

1316 Heidorn, Westchester, Illinois 60154

Lot 4 in Block 4 in Midland Development Company's High Ridge Park First Addition, being a resubdivision of the east 117.34 feet of lots 147 to 201 and lots 202 to 311, lots 338 to 395, lots 448 to 505, lots 538 to 615 and lots 642 to 751 in William Zelosky's High Ridge Park in the Northwest Quarter of Section 20, Township 39 North, Range 12 East of the third principal meridian, in Cook County, Illinois.

P.I.N. 15-20-106-051

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 of 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 3rd day of February 19 96

Timothy Dent (SEAL) James Grammas (SEAL)

STATE OF Illinois

ss.

Kevin J. O'Hara

County of Cook a Notary Public in and for said County, in the State aforesaid, Do Hereby

Certify that Timothy Dent and James Grammas personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this day of February 19 96

KEVIN J. O'HARA NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES JUNE 2, 1997

Kevin J. O'Hara Notary Public

This instrument was prepared by Westbank, One Westbrook Corp. Cntr., Westchester, IL 60154

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10/10/2010

Property of Cook County Clerk's Office

02/15/2010