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COOK COUNTY RECORDER

ASSIGNMENT OF RENTS AND LEASES

RESTATEMENT

Loan No.: 60221-01

THIS ASSIGNMENT made the 16 day of May, 1997 between Standard Bank and Trust Company, not personally, but as 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 May 7, 1992 and known as Trust No. 13236 (hereinafter called "Assignor") and NATIONAL BANK OF GREECE, S.A., CHICAGO BRANCH (hereinafter called the "Assignee").

WITNESSETH

THAT WHEREAS, Assignor is justly indebted to Assignee for money borrowed in the aggregate principal sum of One Hundred Sixty Thousand and 00/100'S DOLLARS (\$160,000.00) or such sum as may be outstanding from time to time pursuant to that certain note of even date herewith (herein called the "Note") which Note is secured by a certain Mortgage given by Assignor to Assignee under even date herewith (which Mortgage is herein called "the Mortgage" and the terms of which Note and which Mortgage are hereby incorporated herein by reference) upon certain property (herein called "said properties") in the County of Cook and State of Illinois, to-wit:

Legal Description:

Lots 8 and 9 and the North 1/2 of the vacated private road adjoining the South Line of aforesaid Lots in James Industrial Trail Subdivision of that part of the South 1/2 of the South West 1/4 of Section 8, Township 37 North, Range 13, East of the Third Principal Meridian, which lies West of the Northwest Property Line of the Wabash Railroad and North of the North Line of the Southwest drainage district feeder in all Cook County, Illinois.

P.I.N. #'s: 24-08-317-001-0000
24-08-317-002-0000

Commonly Known As: 10101 S. Ridgeland Avenue
Chicago Ridge, Illinois 60415

NOW THEREFORE, to secure the payment of (a) all sums becoming due under said Note according to the tenor and effect of said Note (b) all other amounts becoming due from Assignor to Assignee under the Mortgage (said sums and other amounts being herein collectively called the "indebtedness") and (c) the faithful performance by Assignor of all Covenants, Conditions, Stipulations and Agreements in any of this Assignment of Rents and Leases, in the Mortgage, and also in consideration of the sum of One (1.00) DOLLAR in hand paid, the receipt whereof which is hereby acknowledged, the Assignor does by these presents, GRANT, TRANSFER, and ASSIGN to Assignee all the rents, issues and profits now due and which may hereinafter become due, whether during or after the term of the Mortgage, 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 said property, heretofore or hereinafter made or agreed to, it

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being the intention of the Undersigned to hereby establish an absolute transfer and assignment to Assignee of all such leases and agreements made or agreed to by either the undersigned or by the Assignee under the powers herein granted, and of all the avails thereof.

Without Limitation of any of the Legal rights of Assignee as the absolute Assignee of the rents, issues, and profits of said property, and by way of enumeration only, Assignor hereby irrevocably covenants and agrees that in the event of any default by Assignor under the said Note or under the Mortgage above described, whether before or after the institution of any Legal proceedings to foreclose the lien of the Mortgage, or before or after any sale therein, forthwith upon demand of Assignee, Assignor will surrender to Assignee and Assignee shall be entitled to take actual possession of the said property or of any part thereof, personally or by its agents or attorneys, as for condition broken, and in Assignee's discretion Assignee 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 Note or the Mortgage, enter upon, take and maintain possession of all or any part of said property together with all documents, books, records, papers, and accounts of Assignor relating thereto, and may exclude Assignor and Assignor's agents or servants wholly therefrom and may in Assignee's own name as Assignee under this Assignment hold, operate, manage, and control the said property and conduct the business thereof, either personally or by Assignee's agents and may, at the expense of said 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 property as to Assignee may seem judicious and may incur and reinsure the same, and may lease said property in such parcels and for such times and on such terms as to Assignee may seem fit, including leases for terms expiring beyond maturity of the indebtedness secured by the Mortgage, and may cancel any lease or sublease for any cause or on any ground which would entitle Assignor to cancel the same, and may manage and operate the said property and carry on the business thereof as Assignee shall deem best and do everything in or about the said property that Assignor might do. In every such case Assignor hereby irrevocably authorizes and appoints Assignee, in the name, place and stead of Assignor, to collect and receive all earnings, revenues, rents, issues, profits and income of said property 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 property or any part thereof, including the just and reasonable compensation for the services of Assignee rendered in connection with the operation, management and control of the said property and the conduct of the business thereof, and such further sums as may be sufficient to indemnify Assignee 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 Assignee hereunder, to apply any and all moneys arising as aforesaid:

1. To the payment of the interest from time accrued and unpaid on the said note;
2. To the payment of the principal of the said Note from time to time remaining outstanding and unpaid;
3. To the payment of any and all other charges secured by or created under the said Mortgage; and
4. To the payment of the balance, if any, after the payment in full of the items hereinbefore referred to in 1), 2), and 3) to Assignor.

Assignor hereby ratifies and confirms everything that Assignee may do under or by virtue of the foregoing.

Notwithstanding any other provisions hereof, so long as there shall exist no default in the payment of the indebtedness or in the performance of any obligation, covenant or agreement herein or in said Mortgage or other instrument contained, Assignor shall have the right to collect when, but not before, due all rents, issues, and profits from said property and to retain, use and enjoy the same.

Without limiting the generality of the foregoing, this Assignment covers specifically any lease or leases domaining all portions of the following properties for the terms shown:

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