

1084416 BOX 270 383

UNOFFICIAL COPY

37895618

ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENTS,
THAT the Assignor, Superior
Development, L.L.C., An Illinois
Limited Liability Company
of the City of Chicago
County of Cook
and State of Illinois
in consideration of One Dollar
(\$1) and other valuable
consideration in hand paid, the
r e c e i p t of which is hereby
acknowledged, does hereby sell,
assign, transfer and set over
unto the Assignee, Oak Trust

And Savings Bank of the
City of Chicago County of Cook and State of
Illinois

, 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, 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:

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

Legal description is attached hereto and made a part hereof.

Assignor may continue to collect rents upon the property provided that no default exists
with respect to which applicable cure periods have expired.

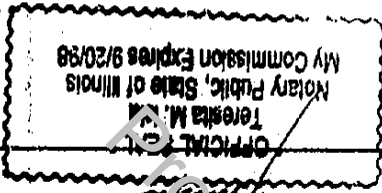
ATGF, INC

Permanent Real Estate Index Number(s): 17-10-105-014-1113
Address(s) of Promises: Unit 2802, 100 East Huron St., Chicago, Illinois

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

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This instrument was prepared by W.T.O'Neill, Atty.-at-Law, 1000 N. Rush St., Chicago, IL 60611 (Name and Address)



I, TERESIA M. ISLA, a notary public in and for said County, in the State of Illinois, do hereby certify that the foregoing instrument, appeared before me this day in person, and acknowledged that she personally known to me to be the person whose name is subscribed to the foregoing instrument, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth. Given under my hand and official seal this 25th day of November, 1997.

STATE OF ILLINOIS)
County of COOK)
SS

By: *[Signature]* Diane K. Farah, President
By: *[Signature]* Managing Member, Kelliher Company

Superior Development, L.L.C.,
An Illinois Limited Liability Company

GIVEN under _____ hands _____ and seals _____ this 25th day of _____ November, 1997

Notwithstanding anything to the contrary appearing in said Assignment of Rents, the interest heretofore described is assigned and transferred to the Assignee by way of collateral security only and, accordingly, the Assignee by its acceptance hereof shall not be deemed to have assumed or become liable for any of the obligations or liabilities of the Assignor under said Assignment of Rents, whether provided for by the terms hereof, arising by operation of law or otherwise; the Assignor hereby acknowledges and agrees that the Assignor is and remains liable hereunder to same extent as though this Assignment had not been made.

advisable, hereby ratifying all that said attorney may do by virtue hereof. Incumbrances, if any, which may in said attorney's judgment be deemed proper and that may hereafter be contacted, and also to the payment of all expenses and the care and management of said premises, including taxes and assessments, and the interest on any indebtedness or liability of the Assignor to the Assignee, due or to become due, or further, with power to use and apply said avals, issues and profits to the payments of herein granted at any and all times hereafter without notice to the Assignor, and full power and authority to exercise each and every the rights, privileges and powers portion of said premises to any party or parties at his discretion, hereby granting every the leases or assignments, 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 or the security of such avals, 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 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 avals, issues and profits to the payments of any indebtedness or liability of the Assignor to the Assignee, due or to become due, or that may hereafter be contacted, 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.

Legal Description:

PARCEL 1:

UNIT 2802 IN THE 100 EAST HURON STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 IN CHICAGO PLACE A RESUBDIVISION OF THE LAND, PROPERTY AND SPACE WITHIN BLOCK 46 (EXCEPT THE EAST 75.00 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1990 AS DOCUMENT 90435974, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 90620268, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPARTEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, USE OF FACILITIES, APARTMENT EASEMENT FACILITIES, SIGN AND CANOPY, COMMON WALLS, CEILINGS AND FLOORS, UTILITIES, DELIVERIES, RECEIVING ROOM AND TRASH COMPACTOR ROOM, TRUCK RAMP, MECHANICAL ROOMS, ACCESS TO BUILDING ENTRANCES, EMERGENCY STAIRWAY, ENCROACHMENTS, EMERGENCY GENERATOR, GIRDERS SUPPORTING APARTMENT TOWER, RETAIL BUILDING ROOF ACCESS, PARKING SHUTTLE AND APARTMENT OWNED FACILITIES AS DESCRIBED IN THE EASEMENT OPERATING AGREEMENT RECORDED OCTOBER 5, 1990 AS DOCUMENT 90487310 OVER AND ACROSS THE FOLLOWING DESCRIBED LAND:

A) RETAIL PARCEL LEGAL DESCRIPTION:

THE LAND, PROPERTY AND SPACE, LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THE FOLLOWING DESCRIBED TRACT:

LOTS 1, 3 AND 4 IN CHICAGO PLACE A RESUBDIVISION OF THE LAND, PROPERTY AND SPACE WITHIN BLOCK 46 (EXCEPT THE EAST 75.00 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1990 AS DOCUMENT 90435974.

PERMANENT INDEX NUMBER: 17-10-105-014-1113

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