

# UNOFFICIAL COPY

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## ASSIGNMENT OF RENTS

This document prepared by and  
after recording mail to:

Thomas S. Eisner  
900 Maple Rd.  
Homewood, IL 60430

. DEPT-01 RECORDING \$25.00  
. T#0012 TRAN 3727 01/15/97 14:43:00  
. #0551 # CG \*--97-033202  
. COOK COUNTY RECORDER

KNOW ALL MEN BY THESE PRESENTS, that AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as trustee under trust agreement dated December 20, 1996, known as trust number 5141-AH, in consideration of the premises and of one dollar (\$1.00) in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over unto SOUTH SHORE BANK OF CHICAGO, its successors and assigns, all the 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 uses 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 grantee hereinunder of 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 grantee herein and especially those certain leases and agreements now existing upon the property described as follows:

Lots 10 through 16, both inclusive, in Block 2 in Carter H. Harrison's Addition to Chicago, being a Subdivision of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 and the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

address of real estate: 2627 West Harrison Avenue  
Chicago, Illinois

permanent real estate index numbers: 16-13-401-002; 16-13-401-003;  
16-13-401-004; 16-13-401-005;  
16-13-401-006; 16-13-401-007.

and does authorize irrevocably the above mentioned SOUTH SHORE BANK OF CHICAGO in its own name 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 lease or agreement, written or verbal, existing or to hereafter exist, for said premises, and to use such measures, legal or equitable, as in its discretion

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may be deemed proper or necessary to enforce the payment or 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 its discretion, hereby granting full power and authority to exercise each and every right, privilege and power herein granted at any and all times hereafter without notice to the grantor herein, its successors and assigns, and further, with power to use and apply said avails, rents, issues and profits to the payment of any indebtedness or liability of the undersigned to the said **SOUTH SHORE BANK OF CHICAGO**, or its agents, 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 encumbrances, if any, which may be in its judgment deemed proper and advisable.

This instrument is given to secure payment of the principal sum and interest of or upon a certain loan for Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00) secured by a mortgage or trust deed dated the 10<sup>th</sup> day of January, 1997, conveying and mortgaging the real estate and premises herein above described to **SOUTH SHORE BANK OF CHICAGO**, and this instrument shall remain in full force and effect until said loan and the interest thereon and all other costs and charges which may have accrued under said mortgage or trust deed have fully been paid.

This assignment shall be operative only in the event of a default in the payment of principal and interest secured by said mortgage or trust deed or in the event of a breach of any of the covenants in said mortgage or trust deed contained.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) at Chicago, Illinois this 16<sup>th</sup> day of January, 1997.

**AMERICAN NATIONAL BANK AND  
TRUST COMPANY OF CHICAGO**  
not personally but as trustee  
as aforesaid

ATTEST:

BY: \_\_\_\_\_

BY: The terms and conditions contained in this instrument to the contrary notwithstanding this Trustee's Exculpatory Rider attached hereto and made a part hereof.

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This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. It is further understood and agreed that the Trustee merely holds title to the property herein described and has no agents, employees or control over the management of the property and no knowledge of other factual matters except as represented to it by the beneficiary(ies) of the Trust. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument, all such liability being expressly waived by every person now or hereafter claiming any right or security hereunder; and the owner of any indebtedness or cause of action for breach of any warranty, indemnity, representation, covenant, undertaking or agreement accruing hereunder shall look solely to the Trust estate for the payment thereof.

IN WITNESS WHEREOF, American National Bank and Trust Company of Chicago, not personally but as Trustee as aforesaid, has caused these presents to be signed by one of its Officers the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
as Trustee, as aforesaid, and not personally,

By *Annette N. Brusca*  
ASSISTANT VICE PRESIDENT

STATE OF ILLINOIS     )  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify ANNETTE N. BRUSCA an officer of American National Bank and Trust Company of Chicago personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer said of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.  
GIVEN under my hand and seal this (date)

*Joan M. Meikel*  
NOTARY PUBLIC



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8/10/2011