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RECORDATION REQUESTED BY:

Labe Federal Bank  
4343 N. Elston Ave.  
Chicago, IL 60641

5209/0124 26 001 Page 1 of 7  
1999-05-21 12:29:09  
Cook County Recorder 33.50

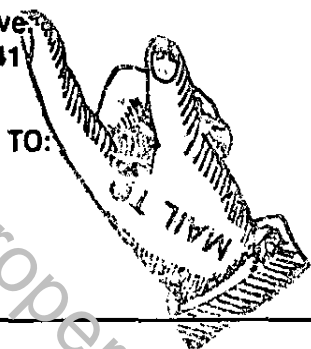
WHEN RECORDED MAIL TO:

Labe Federal Bank  
4343 N. Elston Ave.  
Chicago, IL 60641



99490910

SEND TAX NOTICES TO:



FOR RECORDER'S USE ONLY

Unit A Ball  
S15660288

This Assignment of Rents prepared by:

Mary Makhoulouf  
4343 N. ELSTON AVE  
CHICAGO, IL 60641

ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS , is made and executed between MITER PEKAJ and MARIJA PEKAJ; HUSBAND AND WIFE, IN JOINT TENANCY (referred to below as "Grantor") and Labe Federal Bank, whose address is 4343 N. Elston Ave., Chicago, IL 60641 (referred to below as "Lender").

Assignment. For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in COOK County, State of Illinois:

LOT 25 IN BENTLEY'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 2901 N. KEDZIE AVE, CHICAGO, IL 60618. The Real Property tax identification number is 13-25-119-020.

COLLATERAL DESCRIPTION. The word "Rents" as used in this Assignment means all of Grantor's present and future rights, title and interest in, to and under any and all present and future leases. The word "Rents" includes without limitation, any and all rents, income, profits, revenues, royalties, bonuses, accounts receivable, cash or security deposits, advance rentals and other payments and benefits derived or to be derived from such leases of every nature and kind, further including Grantor's rights to enforce such leases and to receive and collect payments and proceeds thereunder.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

COOK COUNTY CLERK'S OFFICE  
DIVISION OF INTERCOUNTY

**APPLICATION OF RENTS.** All costs and expenses incurred by Lender in connection with the Property shall be

any other specific act or thing.  
that Lender shall have performed one or more of the foregoing acts or things shall not require Lender to do  
**No Requirement to Act.** Lender shall not be required to do any of the foregoing acts or things, and the fact

powers of Grantor for the purposes stated above.  
**Other Acts.** Lender may do all such other things and acts with respect to the Property as Lender may deem  
appropriate and may act exclusively and solely in the place and stead of Grantor and to have all of the

application of Rents.

**Employ Agents.** Lender may engage such agent or agents as Lender may deem appropriate, either in  
Lender's name or in Grantor's name, to rent and manage the Property, including the collection and  
and on such conditions as Lender may deem appropriate.

**Lease the Property.** Lender may rent or lease the whole or any part of the Property for such term or terms  
agencies affecting the Property.

**Compliance with Laws.** Lender may do any and all things to execute and comply with the laws of the State  
of Illinois and also all other laws, rules, orders, ordinances and requirements of all other governmental  
the Property.

**Maintain the Property.** Lender may enter upon the Property to maintain the Property and keep the same in  
repair; to pay the costs thereof and of all services of all employees, including their equipment, and of all  
continuing costs and expenses of maintaining the Property in proper repair and condition, and also to pay all  
taxes, assessments and water utilities, and the premiums on fire and other insurance effected by Lender on

persons from the Property.

**Enter the Property.** Lender may enter upon and take possession of the Property; demand, collect and  
receive from the tenants or from any other persons liable therefor, all of the Rents; institute and carry on all  
legal proceedings necessary for the protection of the Property, including such proceedings as may be  
necessary to recover possession of the Property; collect the Rents and remove any tenant or tenants or other

Assignment and directing all Rents to be paid directly to Lender or Lender's agent.

**LENDER'S RIGHT TO RECEIVE AND COLLECT RENTS.** Lender shall have the right at any time, and even  
though no default shall have occurred under this Assignment, to collect and receive the Rents. For this purpose,  
Lender is hereby given and granted the following rights, powers and authority:

in the Rents except as provided in this Assignment.

**No Further Transfer.** Grantor will not sell, assign, encumber, or otherwise dispose of any of Grantor's rights  
any instrument now in force.

**No Prior Assignment.** Grantor has not previously assigned or conveyed the Rents to any other person by  
and convey the Rents to Lender.

**Right to Assign.** Grantor has the full right, power and authority to enter into this Assignment and to assign  
and claims except as disclosed to and accepted by Lender in writing.

**Ownership.** Grantor is entitled to receive the Rents free and clear of all rights, loans, liens, encumbrances,  
and claims except as disclosed to and accepted by Lender in writing.

**GRANTOR'S REPRESENTATIONS AND WARRANTIES.** Grantor warrants that:

proceeding.  
of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy  
possession and control of and operate and manage the Property and collect the Rents, provided that the granting  
the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in  
perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect  
Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly  
**PAYMENT AND PERFORMANCE.** Except as otherwise provided in this Assignment or any Related Documents,  
Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly

## ASSIGNMENT OF RENTS

(Continued)

for Grantor's account and Lender may pay such costs and expenses from the Rents. Lender, in its sole discretion, shall determine the application of any and all Rents received by it; however, any such Rents received by Lender which are not applied to such costs and expenses shall be applied to the Indebtedness. All expenditures made by Lender under this Assignment and not reimbursed from the Rents shall become a part of the Indebtedness secured by this Assignment, and shall be payable on demand, with interest at the Note rate from date of expenditure until paid.

**Existing Lien.** The lien of this Assignment securing the Indebtedness may be secondary and inferior to an existing lien. Grantor expressly covenants and agrees to pay, or see to the payment of, the Existing Indebtedness and to prevent any default on such indebtedness, any default under the instruments evidencing such indebtedness, or any default under any security documents for such indebtedness.

**FULL PERFORMANCE.** If Grantor pays all of the Indebtedness when due and otherwise performs all the obligations imposed upon Grantor under this Assignment, the Note, and the Related Documents, Lender shall execute and deliver to Grantor a suitable satisfaction of this Assignment and suitable statements of termination of any financing statement or file evidencing Lender's security interest in the Rents and the Property. Any termination fee required by law shall be paid by Grantor, if permitted by applicable law.

**REINSTATEMENT OF SECURITY INTEREST.** If payment is made by Grantor, whether voluntarily or otherwise, or by guarantor or by any third party on the Indebtedness and thereafter Lender is forced to remit the amount of that payment (A) to Grantor's trustee in bankruptcy or to any similar person under any federal or state bankruptcy law or law for the relief of debtors, (B) by reason of any judgment, decree or order of any court or administrative body having jurisdiction over Lender or any of Lender's property, or (C) by reason of any settlement or compromise of any claim made by Lender with any claimant (including without limitation Grantor), the Indebtedness shall be considered unpaid for the purpose of enforcement of this Assignment and this Assignment shall continue to be effective or shall be reinstated, as the case may be, notwithstanding any cancellation of this Assignment or of any note or other instrument or agreement evidencing the Indebtedness and the Property will continue to secure the amount repaid or recovered to the same extent as if that amount never had been originally received by Lender, and Grantor shall be bound by any judgment, decree, order, settlement or compromise relating to the Indebtedness or to this Assignment.

**LENDER'S EXPENDITURES.** If Grantor fails (A) to keep the Property free of all taxes, liens, security interests, encumbrances, and other claims (B) to provide any required insurance on the Property, or (C) to make repairs to the Property then Lender may do so. If any action or proceeding is commenced that would materially affect Lender's interests in the Property, then Lender on Grantor's behalf may, but is not required to, take any action that Lender believes to be appropriate to protect Lender's interests. All expenses incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand, (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy, (2) the remaining term of the Note, or (3) be treated as a balloon payment which will be due and payable at the Note's maturity. The Property also will secure payment of these amounts. The rights provided for in this paragraph shall be in addition to any other rights or any remedies to which Lender may be entitled on account of any default. Any such action by Lender shall not be construed as curing the default so as to bar Lender from any remedy that it otherwise would have had.

**DEFAULT.** Grantor will be in Default if payment in full is not made when due.

**RIGHTS AND REMEDIES ON DEFAULT.** Upon Default and at any time thereafter, Lender may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

**Accelerate Indebtedness.** Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty which Grantor would be required to pay.

**Collect Rents.** Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above

all references to Grantor shall mean each and every Grantor. This means that each Grantor signing below is joint and several liability. All obligations of Grantor under this Assignment shall be joint and several, and the courts of such county as Lender shall designate in the State of Illinois.

**Choice of Venue.** If there is a lawsuit, Grantor agrees upon Lender's request to submit to the jurisdiction of Illinois.

**Governing Law.** This Assignment will be governed by and interpreted in accordance with federal law and the laws of the State of Illinois. This Assignment has been accepted by Lender in the State of Illinois.

be used to interpret or define the provisions of this Assignment.

**Caption Headings.** Caption headings in this Assignment are for convenience purposes only and are not to be used to interpret or define the provisions of this Assignment.

**Amendments.** What is written in this Assignment and in the Related Documents is Grantor's entire agreement with Lender concerning the matters covered by this Assignment. To be effective, any change or amendment to this Assignment must be in writing and must be signed by whoever will be bound or obligated by the change or amendment.

**MISCELLANEOUS PROVISIONS.** The following miscellaneous provisions are a part of the Assignment:

any court costs, in addition to all other sums provided by law. fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay searching records, obtaining title reports (including foreclosure reports), surveys, reports, and appraisal automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, Expenses covered by this paragraph include, without limitation, however subject to any limits under payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid, for the protection of its interest or the enforcement of its rights shall become a part of the indebtedness prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time Assignment, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this

Grantor in default and to exercise Lender's remedies. Assignment, after Grantor's failure to do so, that decision by Lender will not affect Lender's right to declare other remedy. If Lender decides to spend money or to perform any of Grantor's obligations under this Election of Remedies. An election by Lender to choose any one remedy will not bar Lender from using any

by law. Other Remedies. Lender shall have all other rights and remedies provided in this Assignment or the Note or

a receiver. Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the The mortgagee in possession or receiver may serve without bond if permitted by law. Lender's right to the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from a receiver appointed to take possession of all or any part of the Property, with the power to protect and Mortgagee in Possession. Lender shall have the right to be placed as mortgagee in possession or to have exercise its rights under this subparagraph either in person, by agent, or through a receiver.

for which the payments are made, whether or not any proper grounds for the demand existed. Lender may Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments provided for in the Lender's Right to Receive and Collect Rents Section, above. If the Rents are collected by Lender's costs, against the Indebtedness. In furtherance of this right, Lender shall have all the rights

responsible for all obligations in this Assignment.

**Merger.** There shall be no merger of the interest or estate created by this assignment with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

**Amendments and Interpretation.** (1) What is written in this Assignment is my entire agreement with Lender concerning the Property. This Assignment may not be changed except by another written agreement between us. (2) If more than one person signs below, our obligations are joint and several. This means that the words "I," "me," and "my" mean each and every person or entity signing this Assignment, and that, if Lender brings a lawsuit, Lender may sue any one or more of us. I also understand Lender need not sue Borrower first, and that Borrower need not be joined in any lawsuit. (3) The names given to paragraphs or sections in this Assignment are for convenience purposes only. They are not to be used to interpret or define the provisions of this Assignment. (4) I agree that this Assignment is the best evidence of my agreements with Lender.

**No Waiver by Lender.** Grantor understands Lender will not give up any of Lender's rights under this Assignment unless Lender does so in writing. The fact that Lender delays or omits to exercise any right will not mean that Lender has given up that right. If Lender does agree in writing to give up one of Lender's rights, that does not mean Grantor will not have to comply with the other provisions of this Assignment. Grantor also understands that if Lender does consent to a request, that does not mean that Grantor will not have to get Lender's consent again if the situation happens again. Grantor further understands that just because Lender consents to one or more of Grantor's requests, that does not mean Lender will be required to consent to any of Grantor's future requests. Grantor waives presentment, demand for payment, protest, and notice of dishonor.

**Notices.** Any notice required to be given under this Assignment shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Assignment. Any person may change his or her address for notices under this Assignment by giving formal written notice to the other person or persons, specifying that the purpose of the notice is to change the person's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors. It will be Grantor's responsibility to tell the others of the notice from Lender.

**Powers of Attorney.** The various agencies and powers of attorney conveyed on Lender under this Assignment are granted for purposes of security and may not be revoked by Grantor until such time as the same are renounced by Lender.

**Severability.** If a court finds that any provision of this Assignment is not valid or should not be enforced, that fact by itself will not mean that the rest of this Assignment will not be valid or enforced. Therefore, a court will enforce the rest of the provisions of this Assignment even if a provision of this Assignment may be found to be invalid or unenforceable.

**Successors and Assigns.** Subject to any limitations stated in this Assignment on transfer of Grantor's interest, this Assignment shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Assignment and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Assignment or liability under the Indebtedness.

**Time is of the Essence.** Time is of the essence in the performance of this Assignment.

**WAIVER OF HOMESTEAD EXEMPTION.** Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Illinois as to all Indebtedness secured by this Assignment.

MARIJA PEKAJ X  
*Marija Peka*

MITER PEKAJ X  
*Miter Peka*

GRANTOR:

THE UNDERSIGNED ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT. THIS DOCUMENT IS EXECUTED ON MAY 12, 1999.

"Collateral Description" section or in any exhibit attached to this Assignment whether due now or later, including without limitation all leases and Rents from all leases described in the Rents. The word "Rents" means all rents, revenues, income, issues, profits and proceeds from the Property, existing, executed in connection with the indebtedness.

Related Documents. The words "Related Documents" in all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter described in the "Assignment" section of this Assignment.

Property. The word "Property" means all of Grantor's right, title and interest in and to all the Property as Note. The word "Note" means 2901 N. Kedzie Ave, Chicago IL 60618

Lender. The word "Lender" means Labe Federal Bank, its successors and assigns. The words "successors or assigns" mean any person or company that acquires any interest in the Note.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Assignment, together with interest on such amounts as provided in this Assignment.

Grantor. The word "Grantor" means MITER PEKAJ and MARIJA PEKAJ.

Borrower. The word "Borrower" means MITER PEKAJ and MARIJA PEKAJ.

Assignment. The word "Assignment" means this Assignment of Rents, as this Assignment of Rents may be amended or modified from time to time, together with all exhibits and schedules attached to this Assignment of Rents from time to time.

DEFINITIONS. The following words shall have the following meanings when used in this Assignment: ANY INTEREST IN OR TITLE TO THE PROPERTY SUBSEQUENT TO THE DATE OF THIS ASSIGNMENT. WAIVER OF RIGHT OF REDEMPTION. NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS ASSIGNMENT, GRANTOR HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY ORDER OR JUDGMENT OF FORECLOSURE ON GRANTOR'S BEHALF AND ON BEHALF OF EACH AND EVERY PERSON, EXCEPT JUDGMENT CREDITORS OF GRANTOR, ACQUIRING

# UNOFFICIAL COPY

ASSIGNMENT OF RENTS  
(Continued)

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## INDIVIDUAL ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

On this day before me, the undersigned Notary Public, personally appeared **MITER PEKAJ; MARIJA PEKAJ, HUSBAND AND WIFE IN JOINT TENANCY**, to me known to be the individuals described in and who executed the Assignment of Rents, and acknowledged that they signed the Assignment as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 12<sup>th</sup> day of May, 19 99

By *Marshall Richter* Residing at Skokie IL

Notary Public in and for the State of ILLINOIS

My commission expires \_\_\_\_\_



Notary Clerk's Office