

UNOFFICIAL COPY

3485965

LEON FIELDS MORTGAGE

Know all men by these presents, that COLUMBIA NATIONAL BANK OF CHICAGO, a National Bank Association, 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 December 10, 1985 and known as Trust No. 2219

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 Columbia National 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:

Unit No. 3 in Quincy Bridge Condominium West as delineated on a survey of the following described real estate:

Lot 8 in Central and Dearlove Road Acres, being a Subdivision in the Southwest 1/4 of Section 32, Township 42 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof filed April 10, 1947, as Document LR 1144264, in Cook County, Illinois;

which survey is attached as Exhibit "A" to the Declaration of Condominium filed December 15, 1985 as Document No. LR 3484584; together with its undivided percentage interest in the Common Elements.

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1. Mortgagor also hereby grants to mortgagee, its successors and assigns, as rights and appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration.
2. This Mortgage is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

This instrument is given to secure payment of the principal sum and interest of or upon a certain loan for \$230,000.00 dollars secured by a Mortgage or Trust Deed dated the 13th day of December, 1985, conveying and mortgaging the real estate and premises hereinabove described to Columbia National 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.

Prepared by
Seymour Pomeroy
5750 N. Dearlove
Chicago, IL

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This Assignment of Rents is executed by COLUMBIA NATIONAL BANK OF CHICAGO as Trustee, solely in the exercise of the authority conferred upon it as said Trustee, and no personal liability or responsibility shall be assumed by, nor at any time be asserted or enforced against it, its agents or employees on account hereof, or on account of any promises, covenants, undertakings or agreements herein or in said Note contained, either expressed or implied; all such liability, if any being expressly waived and released by the mortgagee or holder or holders of said Note and by all persons claiming by, through or under said mortgage or the holder or holders, owner or owners of said Note and by every person now or hereafter claiming any right or security thereunder. It is understood and agreed that COLUMBIA NATIONAL BANK OF CHICAGO, individually, or as Trustee shall have no obligation to see to the performance or non-performance of any of the covenants or promises herein contained, and shall not be liable for any action or non action taken in violation of any of the covenants herein contained. It is further understood and agreed that the Trustee is not entitled to receive any of the rents, issues, or profits of or from said trust property and this instrument shall not be construed as an admission to the contrary.

dated at Chicago, Illinois, this 18th day of December, 1985 A.D.



COLUMBIA NATIONAL BANK OF CHICAGO,
not individually but solely
as Trustee as aforesaid.

BY: [Signature]
ASSISTANT VICE PRESIDENT

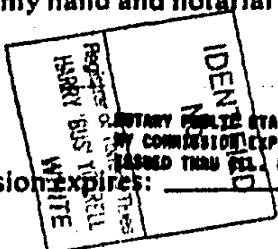
ATTEST:

[Signature]
Trust Officer CASHIER

State of Illinois)
) SS.
County of Cook)

I, [Signature], a Notary Public, in and for said County in the State aforesaid, do hereby certify that [Signature] Assistant Vice President of COLUMBIA NATIONAL BANK OF CHICAGO, and [Signature] Trust Officer of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Trust Officer, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said [Signature] Cashier then and there acknowledged that [Signature], as custodian of the corporate seal of this Bank, did affix the corporate seal of said Bank to said instrument as [Signature] own free and voluntary act and as the free and voluntary act of said Bank, as Trustee, as aforesaid, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 18 day of Dec, 19 85 A.D.



[Signature]
Notary Public

DEC 24 11 57 AM '85

455055

IN DUPLICATE
12/19/85

1-4261-15 GC
AND TITLE
100 W. ROBERT 45 FLOOR
CHICAGO, ILLINOIS 60601
My Commission Expires:

PREPARED BY
SYLVIA BENTZ
5270 N HAWKSON
CHICAGO IL

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.

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.

hereinabove described to _____, conveying and mortgaging the real estate and premises of _____, 19 85 _____ day of _____ \$230,000.00 dollars secured by a Mortgage or Trust Deed dated the 18th day of _____ This instrument is given to secure payment of the principal sum and interest of or upon a certain loan for

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.

to the payment of any indebtedness or liability of the undersigned to the said _____ Columbia National Bank of Chicago _____ and does authorize irrevocably the above mentioned _____ in its own name to collect all of said avals, 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 may be deemed proper or necessary to enforce the payment 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 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 avals, rents, issues and profits to the payment of any indebtedness or liability of the undersigned to the said _____ Columbia National Bank of Chicago

See Attached Legal Description
P/N: 04-32-302-008
ADD 10217 DEPT. OF GOVERNMENT

Know all men by these presents, that COLUMBIA NATIONAL BANK OF CHICAGO, a National Bank Association, not personally but as Trustee under the Provisions of a deed or deeds in trust duly recorded, and delivered to said Bank to whom the same were assigned, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of said Bank.

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LEGAL FEES PAID

UNOFFICIAL COPY

IN DUPLICATE
1391679
A 85965

DEC 24 11 57 AM '85

Notary Public

NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES OCT. 30, 1988
I HAD THIS FILED NOTARY ASSOC.

IDENTIFIED	INDEXED
SEARCHED	SERIALIZED
REGISTERED BY HARRY BUS V. WELLS	
HARRY BUS V. WELLS	
WHITE	

LAND TITLE CO.
100 W. MONROE ST. ROOM 1000
CHICAGO, ILLINOIS 60604

52-11926-50

SEE 3

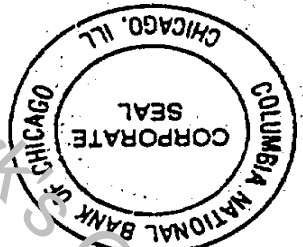
CHICAGO

I, [Signature] a Notary Public, in and for said County in the State aforesaid, do hereby certify that [Signature] Vice President of COLUMBIA NATIONAL BANK OF CHICAGO, and [Signature] Trust Officer of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Trust Officer, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Cashier then and there acknowledged that [Signature], as custodian of the corporate seal of this Bank, did affix the corporate seal of said Bank to said instrument as [Signature] own free and voluntary act and as the free and voluntary act of said Bank, as Trustee, as aforesaid, for the uses and purposes therein set forth.

State of Illinois)
) SS.)
County of Cook)

ATTEST: [Signature]
CASHIER

BY: [Signature]
ASSISTANT VICE PRESIDENT
COLUMBIA NATIONAL BANK OF CHICAGO,
not individually but solely
as Trustee as aforesaid.



dated at Chicago, Illinois, this 18th day of December, 1985, A.D.

This Assignment of Rents is executed by COLUMBIA NATIONAL BANK OF CHICAGO as Trustee, solely in the exercise of the authority conferred upon it as said Trustee, and no personal liability or responsibility shall be assumed by, nor at any time be asserted or enforced against it, its agents or employees on account hereof, or on account of any promises, covenants, undertakings or agreements herein or in said Note contained, either expressed or implied; all such liability, if any being expressly waived and released by the mortgagee or holder of said Note and by all persons claiming by, through or under said mortgage or the holder or holders, owner or owners of said Note and by every person now or hereafter claiming any right or security thereunder. It is understood and agreed that COLUMBIA NATIONAL BANK OF CHICAGO, individually, or as Trustee shall have no obligation to see to the performance or non-performance of any of the covenants or promises herein contained, and shall not be liable for any action or non action taken in violation of any of the covenants herein contained. It is further understood and agreed that the Trustee is not entitled to receive any of the rents, issues, or profits of or from said trust property and this instrument shall not be construed as an admission to the contrary.