

UNOFFICIAL COPY

ASSIGNMENT OF RENTS

3497053

Illinois FEBRUARY 10, 1986

Know all Men by these Presents, Glenview State Bank a National Banking Association,

not personally but as a 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 February 4, 1986 and known as Trust Number 3437 hereinafter called First Party, in consideration of Ten Dollars (\$10.00) in hand paid, and of other good and valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, does hereby assign, transfer and set over unto GOLF MILL STATE BANK, an Illinois Banking Association, 9101 Greenwood Ave., Niles, Illinois

its successors and assigns (hereinafter called the Second Party), all the rents, earnings, income, issues and profits of and from the real estate and premises hereinafter described which are now due and which may hereafter become due, payable or collectible under or by virtue of any lease, whether written or verbal, or any letting of, possession of, or any agreement for the use or occupancy of, any part of the real estate and premises hereinafter described, which said First Party may have heretofore made or agreed to or may hereafter make or agree to, or which may be made or agreed to by the Second Party under the powers hereinafter granted to it; it being the intention hereof to hereby make and establish an absolute transfer and assignment of all such leases and agreements and all the rents, earnings, issues, income, and profits thereunder, unto the Second Party herein, all relating to the real estate and premises situated in the County of Cook State of Illinois, and described as follows, to-wit:

RANGE 11 THE WEST 50.0 FEET OF THE EAST 1275.0 FEET OF THE NORTH 70.0 FEET OF THE SOUTH 465.0 FEET AND THE WEST 85.0 FEET OF THE EAST 1310.0 FEET OF THE NORTH 80.0 FEET OF THE SOUTH 310.0 FEET AND THE WEST 15.0 FEET OF THE EAST 1310.0 FEET OF THE NORTH 15.0 FEET OF THE SOUTH 325.0 FEET, ALL BEING OF THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE SOUTH 226.23 FEET OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 24 AND LYING SOUTH OF THE SOUTHERLY LINE OF RELOCATED PALATINE ROAD AND LYING NORTH AND WEST OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 226.23 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 24, 1107.90 FEET WEST OF THE CENTER LINE OF MILWAUKEE AVENUE (AS MEASURED ON SAID NORTH LINE); THENCE NORTH AT RIGHT ANGLES TO SAID NORTH LINE OF THE SOUTH 226.23 FEET, 219.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 30.00 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 27.15 FEET TO THE SOUTHERLY LINE OF RELOCATED PALATINE ROAD, ALL IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT OF SURVEY REGISTERED AS DOCUMENT NUMBER 2522806.

SECTION.

T/C/lyg/ks

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(1) ---
Dollars,

cents,

or

premises above described, and by way of enumeration only, First Party hereby covenants and agrees that in the event of any default by the First Party under the said mortgage above described, the First Party will, whether before or after the due date or notes secured by said mortgage is or are declared to be immediately due in accordance with the terms of said mortgage, or whether before or after the institution of any legal proceedings to foreclose the lien of said mortgage, or before or after any sale thereon, forthwith, upon demand of Second Party, surrender to Second Party, and Second Party shall be entitled to take actual possession of, the said real estate and premises hereinabove described, or of any part thereof, personally or by its agents or attorneys, as in its discretion, 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 indebtedness secured by said mortgage, enter upon, take, and maintain possession of all or any part of said real estate and premises hereinabove described, together with all documents, books, records, papers, and accounts of First Party relating thereto, and may exclude the First Party, its agents, or servants, wholly therefrom, and may, in its own name, as assignee under this assignment, hold, operate, manage and control the said real estate and premises hereinabove described, and conduct the business thereof, either personally or by its agents and may, at the expense of the mortgaged 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 real estate and premises as to it may seem judicious, and may insure and reinsure the same, and may lease said mortgaged property in such parcels and for such terms and on such terms as to it may seem fit, including leases for terms expiring beyond the maturity of the indebtedness secured by said mortgage, and may cancel any lease or sub-lease for any cause or on any ground which would entitle the First Party to cancel the same, and in every such case the Second Party shall have the right to manage and operate the said real estate and premises, and to carry on the business thereof, as it shall deem best, and the Second Party shall be entitled to collect and receive all earnings, revenues, rents, issues, profits, and income of the same, 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 real estate and premises, or any part thereof, including the just and reasonable compensation for the services of the Second Party and of its attorneys, agents, clerks, servants, and others employed by it, properly engaged and employed, for services rendered in connection with the operation, management, and control of the mortgaged property and the conduct of the business thereof, and such further sums as may be sufficient to indemnify the Second Party 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 Second Party hereunder, the Second Party may apply any and all moneys arising as aforesaid.

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- (1) To the payment of interest on the principal and overdue interest on the note or notes secured by said mortgage, at the rate therein provided; (2) To the payment of the interest accrued and unpaid on the said note or notes; (3) To the payment of the principal of said note or notes from time to time remaining outstanding and unpaid; (4) To the payment of any and all other charges secured by or created under the said mortgage above referred to; and (5) To the payment of the balance, if any, after the payment in full of the items hereinbefore referred to in (1), (2), (3), and (4), to the First Party.

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This instrument shall be binding upon and inure to the benefit of the respective executors, administrators, legal representatives, successors and assigns of each of the parties hereto.

The failure of Second Party, or any of its agents or attorneys, successors or assigns, to avail itself or themselves of any of the terms, provisions, and conditions of this agreement for any period of time, at any time or times, shall not be construed or deemed to be a waiver of any of its, his or their rights under the terms hereof, but said Second Party, or its agents or attorneys, successors or assigns shall have full right, power and authority to enforce this agreement, or any of the terms, provisions, or conditions hereof, and exercise the powers hereunder, at any time or times that shall be deemed fit.

The payment of the note and release of the Mortgage securing said note shall upon facts operate as a release of this instrument.

This Assignment of Rents is executed by / **GLENVIEW STATE BANK** not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said / ~~Trustee~~ ~~possesses full power and authority to execute this instrument~~) and it is expressly understood and agreed that nothing herein or in said principal or interest notes contained shall be construed as creating any liability on the said first party or on said / ~~Trustee~~ personally to pay the said principal notes or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by said party of the second part and by every person now or hereafter claiming any right or security hereunder, and that so far as the party of the first part and its successor and said / ~~Trustee~~ personally are concerned, the legal holder of ~~the~~ principal and interest notes and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said principal note, provided.

IN WITNESS WHEREOF, / **GLENVIEW STATE BANK**, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Trust Officer/Vice-President, and its corporate seal to be hereunto affixed and attested by its Assistant Cashier, the day and year first above written.

*GLENVIEW STATE BANK

GLENVIEW STATE BANK
As Trustee as aforesaid and not personally.

BY *James L. Briggs*
Trust Officer/Vice-President

ATTEST *Alice Hansen*
Assistant Cashier

STATE OF ILLINOIS }
COUNTY OF } SS. I, the undersigned _____
a Notary Public, in and for said County, in the State aforesaid, Do Hereby Certify, that
James L. Briggs
Trust Officer/Vice-President of _____ and Alice Hansen
Assistant Cashier of _____

Trust Officer, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer/Vice-President, and Assistant Cashier, 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 Assistant Cashier and she, as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as her 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 10th day of February, A. D. 1986

MY COMMISSION EXPIRES JULY 22, 1989
Margaret J. Brackley
Notary Public

This Document Prepared By:
S. Basile-Golf Hill State Bank
9101 Greenwood Ave., Niles, IL 60648

4/16/86
Box No. 1

Assignment of Rents

as Trustee
3497053

FEB 22 12 22 PM '86

IDENTIFIED No. 3497053
REGISTER OF TITLE

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(1) To the payment of interest on the principal and overdue interest on the note or notes secured by said mortgage, at the rate therein provided; (2) To the payment of the interest accrued and unpaid on the said note or notes; (3) To the payment of the principal of said note or notes from time to time remaining outstanding and unpaid; (4) To the payment of any and all other charges accrued by or created under the said mortgage above referred to; and (5) To the payment of the balance, if any, after the payment of the balance referred to in (1), (2), (3), and (4), to the First Party.

Without limitation of any of the legal rights of Second Party as the absolute owner of the rents, issues, and profits of said real estate and premises above described, and by way of enumeration only, First Party hereby covenants and agrees that in the event of any default by the First Party under the said mortgage above described, the First Party will, whether before or after the note or notes secured by said mortgage is or are declared to be immediately due in accordance with the terms of said mortgage, or before or after any sale thereof, forthwith surrender to Second Party, and Second Party shall be entitled to take actual possession of the said real estate and premises hereinafter described, or of any part thereof, personally or by its agents or attorneys, as for condition broken, and, in its discretion, 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 indebtedness secured by said mortgage, enter upon, take, and maintain possession of all or any part of said real estate and premises hereinafter described, together with all documents, books, records, maps, and accounts of First Party relating thereto, and may exclude the First Party, its agents, or attorneys, wholly therefrom, and may, in its own name, as a party under this assignment, hold, operate, manage and control the said real estate and premises hereinafter described, and conduct the business thereof, either personally or by its agents and may, at the expense of the mortgaged property, from time to time, either by purchase, repair, or replacement, make all necessary or proper repairs, renewals, replacements, useful alterations, additions, betterments, and improvements to the said real estate and premises as to it may seem prudent, and may lease and re-lease said mortgaged property in such parcels and for such times and on such terms as to it may seem prudent for any cause or on any ground which is not prohibited by the nature of the indebtedness secured by said mortgage, and may convey any lease or sub-lease for any cause or on any ground which is not prohibited by the nature of the indebtedness secured by said mortgage, and Second Party shall have the right to manage and operate the said real estate and premises, and to carry on the business thereof, as it shall determine, and the Second Party shall deducting the expense of conducting the business, including the cost of taxes, assessments, insurance, and prior or proper charges on the said real estate and premises, or any part thereof, including the just and reasonable compensation for the services of the Second Party and of its attorneys, agents, clerks, servants, and others employed by it, properly engaged and employed, for services rendered in connection with the operation, management, and control of the mortgaged property and the conduct of the business thereof, and such further sums as may be sufficient to indemnify the Second Party 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 Second Party hereunder, the Second Party may apply any and all moneys arising as aforesaid.

conveying the real estate and premises hereinafter described, 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 or may hereafter accrue under said deed, have been fully paid. This assignment shall not become operative until a default exists in the payment of principal or interest or in the performance of the terms or conditions contained in the Mortgage herein referred to and in the Note secured thereby.

This instrument is given to secure payment of the principal sum of ONE HUNDRED SEVENTY-NINE THOUSAND AND NO/100 (\$129,000.00) ----- and recorded in the recorder's office of above-named County, and recorded in the recorder's office of above-named County, -----

3197053

628 Paper Lane, Pleasant Hills, Pa
P/N 23-24-200-285
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SEE EXHIBIT "A" ATTACHED HERETO AND HEREBY MADE A PART HEREOF FOR LEGAL DESCRIPTION.

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therein
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1951

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called
1951

1951

