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ASSIGNMENT OF RENTS

Know all men by these presents, that AMERICAN NA1 ONAL BANK / ND TRUST COMPANY O
CHICAGO, a National Bank Association, not personally but as Trustee under the Provisions of a deed of
deeds in trust duly recorded and delivered to said Company in pursuance of a Trust Agreement date
June 1, 1989 and known as Trust No. 108607-03

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 Water Tower Bank

its successors and assigns, all the rents, issues and profits riow due and which may hereafter become due, under or by virtue of any lease, whether written or verbal, or any lecting 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, name 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 3 to 19 and Lot 40 in Block 3 in W. F. Dominick's Subdivision of Lots 1, 2 and 3 of Block 14 of Sherfield's Addition to Chicago, being a Subdivision in Sections 29. 31, 32 and 43, Township 40 Blorth, Range 14 East of the Third Principal de Idian, in Cook Gunty, Illinois.

P.I.N. 14-32-133-035 14-32-133-039 c/k/s 2100-18 N. Southport, Chicago, IL -32-123-034

and does authorize irrevocably the above mentioned. Water Tower Bank

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 verballex string 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 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.

Water Tow reams.

or its agents, due or to become due, or that may hereaften 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 encomprances, if any which may be in its judgement deemed proper and advisable.

This instrument is given to secure payment of the principal sum and interest of or upon a certain can for \$850,000.00 | Gollars secured by a Mortgage or Trust Deed dated the oth day of July conveying and mortgaging the real estate and premises ne circabove described to Chicago Title and Trust Company, as Trustee 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.

Propared by & mail to R. Kent Windeguth Water Tower Bank 415 N. LaSalle Chicago, IL 60610 380788

UNOFFICIAL COPY

This Assignment of Rents is executed by AMERICAN NATIONAL BANK AND THUST COMPANY 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 I neof, or on account of any promises, covenents, 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 AMERICAN

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