

UNOFFICIAL COPY

"OFFICIAL SEAL"
Deborah A. Anselmo
Notary Public, State of Illinois
My Commission Expires 1/9/93

NOTARY PUBLIC
Deborah A. Anselmo
10 DAY OF Aug, 19 89 A.D.

SUBSCRIBED AND SWORN BEFORE ME THIS

TORRENS MANAGER
John F. [Signature]

LOT RIGHTS----- (8)
In Rolling Grove Unit No. 4, being a subdivision of part of the South Half (1/2) of Section 31, Township 42 North, Range 11, East of the Third Principal meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on February 23, 1978, as Document Number 1000831.

6 THAT THERE HAVE BEEN NO CLAIMS OR COURT PROCEEDINGS REGARDING THIS MATTER.
5. THIS AFFIDAVIT IS MADE TO INDUCE THE REGISTRAR OF TITLES TO ACCEPT THIS FOR REGISTRATION. THIS AFFIDAVIT ALSO HOLDS THE REGISTRAR HARMLESS OF ANY NON-TRUTHS RELATING TO THIS STATEMENT AND THE ACCEPTANCE OF THIS **ASSIGNMENT OF RENTS**.

4. THAT AFFIANT DID TAKE DELIVERY OF SAID **ASSIGNMENT OF RENTS** ON OR ABOUT THE 28 OF January 19 88 AND HAS BEEN IN POSSESSION OF THE PROPERTY SINCE THAT TIME.

3. THAT SAID **ASSIGNMENT OF RENTS** WAS NOT REGISTERED BECAUSE INADVERTENTLY HELD IN FILE.
2. THAT A CERTAIN **ASSIGNMENT OF RENTS** WAS DULY EXECUTED AND DELIVERED BUT HAS NEVER BEEN PROPERTY REGISTERED AND IS NOW STATE DATED.

130 E. Elm Street, Roselle, Illinois
1. THAT WE **ASSIGNMENT OF RENTS** THE PRESENT OWNERS OF A CERTAIN PIECE OF PROPERTY LOCATED AT
represent

AS FOLLOWS: INTERCOUNTY TITLE CO. OF ILL. STATE UNDER OATH

STATE OF ILLINOIS)
COUNTY OF COOK)

AFFIDAVIT OF DELIVERY

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Property of Cook County Clerk's Office

Assignment of Rents

Dated this 27th day of JANUARY A.D. 19 88 Loan No.

THIS INDENTURE WITNESSETH: THAT THE UNDERSIGNED,

(LEO LENAGHAN AND ANTHONY BONAVALONTA) CHARTER BANK AND TRUST OF ILLINOIS TRUST #1278 TRUST DATED 1-27-88

of the VILLAGE of County of State of Illinois, in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, in hand paid the receipt whereof is hereby acknowledged, do hereby sell, assign, transfer and set over unto FIRST NATIONAL BANK OF HOFFMAN ESTATES, organized under the laws of the United States of America (hereinafter referred to as the Bank) 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 use or occupancy of any part of the following described premises situated in the County of Cook in the State of Illinois, to wit:

LOT EIGHT----- (8)

SI In Rohling Grove Unit No. 4, being a Subdivision of part of the South Half (1/2) of Section 31, Township 41 North, Range 11, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on February 23, 1972 as Document Number 3000231.

LAR FILING APOI Attached

It being the intention of the undersigned to hereby establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the Bank, whether the said leases or agreements may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Bank under the power herein granted.

The undersigned, do hereby irrevocably appoint the said Bank their agent for the management of said property, and do hereby authorize the Bank to let and re-let said premises or any part thereof, according to its own discretion, and to bring or defend any suits in connection with said premises in its own name or in the names of the undersigned, as it may consider expedient, and to make such repairs to the premises as it may deem proper or advisable, and to do anything in and about said premises that the undersigned might do, hereby ratifying and confirming anything and everything that the said Bank may do.

It being understood and agreed that the said Bank shall have the power to use and apply said avails, issues and profits toward the payment of any present or future indebtedness or liability of the undersigned to the said Bank, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses and the care and management of said premises, including taxes, insurance and assessments which may in its judgment be deemed proper and advisable, hereby ratifying and confirming all that said Bank may do by virtue hereof. It being further understood and agreed that in the event of the exercise of this assignment, the undersigned will pay rent for the premises occupied by them at the prevailing rate per month for each room, and a failure on their part to promptly pay said rent on the first day of each and every month shall, in and of itself constitute a forcible entry and detainer and the Bank may in its own name and without any notice or demand maintain an action of forcible entry and detainer and obtain possession of said premises. This assignment and power of attorney shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto and shall be construed as a covenant running with the land, and shall continue in full force and effect until all of the indebtedness or liability of the undersigned to the said Bank shall have been fully paid, at which time this assignment and power of attorney shall terminate.

It is understood and agreed that the Bank will not exercise any of its rights under this Assignment until after default in the payment of any indebtedness or liability of the undersigned to the Bank.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, the day and year first above written.

(SEAL)

LEO LENAGHAN

(SEAL)

(SEAL)

ANTHONY BONAVALONTA

(SEAL)

EXCULPATORY PROVISIONS ATTACHED HEREON

State of Illinois County of Cook Notary Public

CHARTER BANK & TRUST CO. OF ILLINOIS TRUST # 1278 By: [Signature] VICE PRESIDENT

I, THE UNDERSIGNED, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named persons personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. GIVEN under my hand and Notarial Seal, this 27th day of January A.D. 19 88

My commission expires Jan 26, 1989

NOTARY PUBLIC

Assignment of Rents

To FIRST NATIONAL BANK OF HOFFMAN ESTATES 2200 W. HIGGINS ROAD HOFFMAN ESTATES, ILLINOIS 60195 882-1000

Recorder's Stamp

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Property of Cook County Register's Office

BANK PRINT, INC.

1400 Irving Park Rd.
Hanover Park, IL 60103
312/837-2700

Charter Bank
AND TRUST OF ILLINOIS

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the **Charter Bank & Trust of Illinois** or any of the beneficiaries under said Trust Agreement, on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

SUBJECT TO THE
HEDGED AND MADE

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1989 AUG 11 AM 13:46
CAROL MOSELEY BRAUN
REGISTRAR OF TITLES
3816497

IDENTIFIED
No.
Register of Tenth Titles
CAROL MOSELEY BRAUN
IT

3816497

INTERCOUNTY TITLE CO. OF ILLINOIS
120 WEST MADISON
CHICAGO, ILLINOIS 60604
BOX 97

3816497
A-18119