

UNOFFICIAL COPY

3971751

ASSIGNMENT OF RENTS

1446509 758525 525802 6057741

Know all men by these presents, that LASALLE NATIONAL TRUST, N.A. NOT PERSONALLY, BUT AS TRUSTEE U/T/A DATED MAY 30, 1991 AND KNOWN AS TRUST NUMBER #116209 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 SOUTH SHORE BANK, 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:

LOT 25 AND 26 IN WILLIAM A. BOND AND COMPANY'S SUBDIVISION OF BLOCK 5 IN WAKEMAN'S SUBDIVISION OF THE EAST HALF (½) OF THE SOUTHEAST QUARTER (¼) OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
 PERMANENT TAX ID# 20-27-412-019
 COMMONLY KNOWN AS 602 E 77TH STREET, CHICAGO, ILLINOIS

and does authorize irrevocably the above mentioned SOUTH SHORE BANK in its own name to collect all of said avails, 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 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 SOUTH SHORE BANK, 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 judgement deemed proper and advisable.

This instrument is given to secure payment of the principal sum and interest of or upon a certain loan for (4120,000.00) secured by ONE HUNDRED TWENTY THOUSAND AND 00/100 a Mortgage or Trust Deed dated the 3RD day of JUNE, 1991, conveying and mortgaging the real estate and premises herein above described to CHICAGO TITLE AND TRUST COMPANY 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.

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR Hand and Seal at Chicago, Illinois, this 3rd day of JUNE, 1991.

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

(SEAL) LASALLE NATIONAL TRUST, N.A. as Trustee under

(SEAL) Trust No. 116209 and not personally

By [Signature] Assistant Vice President

Attest: [Signature] Assistant Secretary

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Property of Cook County Clerk's Office

MAIL TO: Chicago Illinois 60603
7041 South Broadway
of the South State Bank
of the South State Bank

THIS INSTRUMENT WAS PREPARED BY

This instrument prepared by:

Notary Public

3974751

167182

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Given under my hand and Notarial Seal this _____ day of _____
to me to be the same person _____ whose name _____ subscribed to
personally known _____ who _____
acknowledged that _____ signed, sealed and delivered the said
instrument for _____ free and voluntary act, for the uses and
purposes therein set forth.

I, _____ a Notary Public in and for and residing in said County, in the State aforesaid,
DO HEREBY CERTIFY THAT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

UNOFFICIAL COPY

RIDER ATTACHED TO AND MADE A PART OF ASSIGNMENT OF RENTS

DATED 6-3-91 (UNDER TRUST NO.) 116209

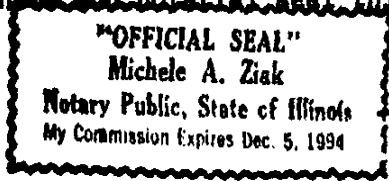
This Assignment of Rents is executed by LA SALLE NATIONAL TRUST, N.A., not personally but as Trustee only. It is expressly understood and agreed by the parties hereto, anything contained therein to the contrary notwithstanding, that each and all of the promises, covenants, undertakings and agreements herein made are not intended as personal promises, covenants, undertakings and agreements of said Trustee, nor as any admission that said Trustee is entitled to any of the rents, issues, or profits under the said trust, it being understood by all parties hereto that said Trustee at no time is entitled to receive any of the rents, issues or profits of or from said trust property. This Assignment of Rents is executed by LA SALLE NATIONAL TRUST, N.A., 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 personal now or hereafter claiming any right or security thereunder. It is understood and agreed that LA SALLE NATIONAL TRUST, N.A., individually or as Trustee, shall have no obligation to see to the performance or nonperformance 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. Trustee does not warrant, indemnify, defend title nor is it responsible for any environmental damage.

9974751

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, MICHELE A. ZIAK, a Notary Public in and for said County in the state aforesaid, DO HEREBY CERTIFY THAT Corinne Bar, Assistant Vice President of LA SALLE NATIONAL TRUST, N.A., and William B. DILLON, Assistant Secretary of said Bank personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said bank, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he/she, as custodian of the Corporate Seal of said Bank, did affix said Corporate Seal of said Bank to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said bank for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7th day of JUNE, 1991



Michele A. Ziak
 NOTARY PUBLIC

My Commission Expires: _____

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Property of Cook County Clerk's Office

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REGISTERED TITLES

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ILLINOIS NO.	ES
C. J. GRABSKI	

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REGISTERED