

# UNOFFICIAL COPY

0010538347

5916/0028 46 006 Page 1 of 3  
2001-06-20 10:37:27  
Cook County Recorder 25.50



CST 00303

BOX 296

SPACE ABOVE THIS LINE FOR RECORDING DATA

LOAN NO. 58-132804

## ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENTS, that

**PATRICIA G. KACZYNSKI, A WIDOW**

of the CITY of NILES, County of COOK, and State of ILLINOIS

in order to secure an indebtedness of ~~THREE HUNDRED SIXTY THOUSAND AND~~ 00/100-Dollars, (\$360,000.00), executed a mortgage of even date herewith, mortgaging to

### NORTH FEDERAL SAVINGS BANK

the following described real estate: **Parcel 1:** That part of the South 1/2 of the Northeast 1/4 of Section 30, Township 42 North, Range 12, East of the Third Principal Meridian, bounded and described as follows: Commencing at a point on a line drawn at right angles to the East line which is 68.0 feet South as measured along said East line of the Northeast corner of the South 1/2 of said Northeast 1/4 which is 196.83 feet West of the East line of said Northeast 1/4, as measured along said line drawn at right angles; thence continuing West along said line drawn at right angles to the East line of said Northwest 1/4, a distance of 58.50 feet, the East line of said South 1/2 of said Northeast 1/4 having an assumed bearing of North-South; thence South a distance of 51.0 feet; thence East a distance of 58.50 feet; thence North a distance of 51.0 feet to the place of beginning, in Cook County, Illinois.

**Parcel 2:** Easements appurtenant to and for the benefit of Parcel 1 as set forth and defined in the declaration recorded as document number 22930424, for ingress and egress.

commonly known as 3623 SALEM WALK, NORTHBROOK, IL 60062

P.I.N. 04-30-210-035

and whereas, said Bank is the holder of said mortgage and the note secured thereby:

NOW, THEREFORE, in order to further secure said indebtedness, and as a part of the consideration of said transaction, the undersigned hereby assign, transfer and set over unto said Bank, hereinafter referred to as the Bank, and/or its successors and assigns, all the rents now due or which may hereafter become due under or by virtue of any lease, either oral or written, or any letting of, or any agreement for the use or occupancy of any part of the premises herein described, which may have been heretofore or may be hereafter made or agreed to,

3 Pgs

UNOFFICIAL COPY

Property of Cook County Clerk's Office

or which may be made or agreed to by the Bank under the power herein granted, it being the intention hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avails hereunder unto the Bank and especially those certain leases and agreements now existing upon the property hereinabove described.

The undersigned, do hereby irrevocably appoint the said Bank the agent of the undersigned 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 is 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 for the care and management of said premises, including taxes, insurance, assessments, usual and customary commissions to a real estate broker for leasing said premises and collecting rents and the expense for such attorneys, agents and servants as may reasonably be necessary.

It is understood and agreed that the Bank will not exercise its rights under this Assignment until after default in any payment secured by the mortgage or after a breach of its covenants.

It is further understood and agreed, that in the event of the exercise of this assignment, the undersigned will pay rent for the premises occupied by the undersigned at the prevailing rate per month for each room, and a failure on the part of the undersigned 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.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

The failure of the Bank to exercise any right which it might exercise hereunder shall not be deemed a waiver by the Bank of its right of exercise thereafter.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 8TH day of JUNE, 2001.

Patricia G. Kaczynski (SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

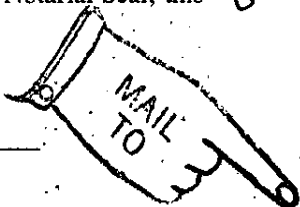
STATE OF ILLINOIS )  
( ss.  
COUNTY OF Cook )

I, Mark D. Norris, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT PATRICIA G. KACZYNSKI, A WIDOW

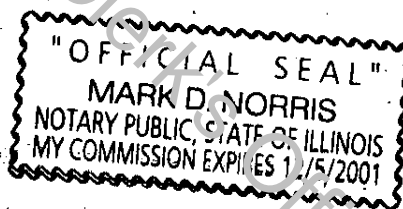
personally known to me to be the same person whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 8 day of June, 2001

[Signature]  
Notary Public



THIS INSTRUMENT WAS PREPARED BY 8 mail to  
SUSAN L. RODRIGUEZ AT  
100 W. NORTH AVENUE,  
CHICAGO, ILLINOIS 60610



COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
SKOKIE OFFICE

UNOFFICIAL COPY

Property of Cook County Clerk's Office