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LOAN NO. 11-507754-0



THIS INSTRUMENT WAS PREPARED BY AND MAIL TO:
KATHERINE A. STENCEL

Doc#: 0431035103
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/05/2004 09:54 AM Pg: 1 of 3

CENTRAL FEDERAL SAVINGS AND LOAN
ASSOCIATION OF CHICAGO
1601 W. BELMONT AVE.
CHICAGO, IL 60657

Assignment of Rents

(Individual Form)

KNOW ALL MEN BY THESE PRESENTS, that ****MASE JUKIC AND JASMINKA JUKIC, HIS WIFE**** of the Village of SKOKIE, County of COOK, and State of ILLINOIS

in order to secure an indebtedness of ****SIXTY FOUR THOUSAND AND NO/100**** DOLLARS (\$ ***64,000.00***),

executed a mortgage of even date herewith, mortgaging to
CENTRAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO
hereinafter referred to as Mortgagee, the following described real estate:

PARCEL 1: UNIT 1C IN 1 TERRAZI COMMERCIAL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 6 AND 7 (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST OF THE WEST LINE OF SECTION 7) IN BLOCK 3 IN PORTSMAN ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF THE WEST 12 ACRES OF THE NORTH 31.21 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO KNOWN AS LOTS 6 AND 7 IN THE SUBDIVISION BY CLARA BECKER OF LOT 3 OF THE WEST 12 ACRES AFORESAID IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER _____, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE _____ AS LIMITED COMMON ELEMENTS AS DELINEATED ON SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER _____

COMMONLY KNOWN AS: 5107 N. WESTERN AVE., # C1, CHICAGO, IL 60625-2512
P/R/E/I #14-07-303-004-0000 AND #14-07-303-005-0000

(see Attached legal)

and, whereas, said Mortgagee 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(s), transfer(s) and set(s) over unto said Mortgagee, 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, or which may be made or agreed to by the Mortgagee 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 Mortgagee and especially those certain leases and agreements now existing upon the property herein above described.

Box 333

UND 3083

575066386

PETERSON

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UNOFFICIAL COPY**Legal Description**

**UNIT NUMBER C1 IN THE I TERRAZI COMMERCIAL CONDOMINIUM AS
DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

PARCEL 1 :

THAT PART OF SAID LOTS 6 AND 7, (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST OF THE WEST LINE OF SECTION 7) IN BLOCK 3 IN PORTSMAN ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF THE WEST 12 ACRES OF THE NORTH 31.21 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO KNOWN AS LOTS 6 AND 7 IN THE SUBDIVISION BY CLARA BECKER OF LOT 3 OF THE WEST 12 ACRES AFORESAID, LYING ABOVE A HORIZONTAL PLANE OF +28.26 CITY OF CHICAGO DATUM AND LYING BELOW A HORIZONTAL PLANE OF +41.48 CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS : BEGINNING AT A POINT 7.99 FEET NORTH OF THE SOUTH LINE OF SAID LOT 7 AND 0.75 FEET EAST OF THE EAST LINE OF N. WESTERN AVENUE, SAID EAST LINE BEING A LINE 50 FEET EAST OF THE WEST LINE OF SECTION 7, AFORESAID; THENCE EAST, 6.50 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 3.98 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 22.95 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 19.13 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 3.59 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 3.70 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 25.89 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 18.85 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2 :

THAT PART OF SAID LOTS 6 AND 7, (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST OF THE WEST LINE OF SECTION 7) IN BLOCK 3 IN PORTSMAN ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF THE WEST 12 ACRES OF THE NORTH 31.21 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO KNOWN AS LOTS 6 AND 7 IN THE SUBDIVISION BY CLARA BECKER OF LOT 3 OF THE WEST 12 ACRES AFORESAID, LYING ABOVE A HORIZONTAL PLANE OF +28.26 CITY OF CHICAGO DATUM AND LYING BELOW A HORIZONTAL PLANE OF +41.15 CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS : BEGINNING AT A POINT 5.56 FEET SOUTH OF THE NORTH LINE OF SAID LOT 6 AND 0.75 FEET EAST OF THE EAST LINE OF N. WESTERN AVENUE, SAID EAST LINE BEING A LINE 50.0 FEET EAST OF THE WEST LINE OF SECTION 7, AFORESAID; THENCE SOUTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 18.82 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 25.86 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 3.70 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 8.06 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 0.47 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 5.92 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 6.27 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 19.63 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 12.42 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 15.94 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 2.34 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 7.34 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 2.34 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 29.61 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF N. WESTERN AVENUE, A DISTANCE OF 4.04 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 6.58 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0426719084 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME

There are no tenants in the building with the right of first refusal.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.