Ticor Title Insurance

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Loan No. 11-507824-1

This instrument was prepared by:

BARBARA A NEWS

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



Doc#: 0601711152 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/17/2006 02:09 PM Pg: 1 of 2

Assignment of Rents

(CORPORATE FORM)

*****123 MAIN, INC.****	<u> </u>	<u></u>
a corporation organized and existing under the laws of the	STATE OF ILLINOIS	, in order to secure an indebtedness of
****Four Hundred Eight Thousand and No/100**** -	- 	, Dollars
(\$_****408,000.00****_), executed a mortgage of even date	te herewith, mortgaging to	_

CENTRAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO

hereinafter referred to as Mortgagee, the following described real estate:

LOT 1 IN BLOCK 4 OF ELMORE'S MARQUETTE PARK ADLITION BEING A RESUBDIVISION OF PART OF BLOCKS 4, 6, 11, 12 AND 13 IN AVONDALE AN ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.****

COMMONLY KNOWN AS: 2614-24 W. MARQUETTE RD., CHICAGO, IL 506?9

P/R/E/I #19-24-227-020-0000

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 corporation hereby assigns, transfers, and sets 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 hereaf er 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 hereinabove described.

The undersigned, do hereby irrevocably appoint the said Mortgagee the agent of the undersigned for the management of said property, and do hereby authorize the said Mortgagee 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 Mortgagee may do.

It is understood and agreed that the said Mortgagee 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 Mortgagee, 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.

1 of 2

BOX 15

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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 under-signed 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 Mortgagee 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 Mortgagee shall have been fully paid, at which time this assignment and power of attorney shall terminate.

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

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

IN WITNESS WHEREOF, the undersigned corporation hath caused	these presents to be signed by its President this 20TH day
of December , A.D., 20 <u>05</u> .	
0.	****123 MAIN, INC.****
	AN ILLINOIS CORPORATION
<i>y</i>	·
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	By when I Wenn
Co4	James J. McKenzie, President
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STATE OF <u>ILLINOIS</u> } SS.	Ý)
COUNTY OF COOK	
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I, the undersigned, KATHERINE A. STENCEL	, a Notary Public in and for said County, in the State aforesaid,
DO HEREBY CERTIFY THAT ****JAMES J. MCKENZIE	****, personally known to me to be the President of
*****123 MAIN INC ****** . a	in Illinois corporation, and personally known to me to be the same
nerson whose name is subscribed to the foregoing instrument, an	peared before me this day in person and severally acknowledged that
as such officer, he signed and delivered the said instrument as s	uch officer of said corporation and caused the corporate seal of said the Board of Directors of said corporation, as his free and voluntary
act, and as free and voluntary act and deed of said corporation, for	r the uses and purposes therein set forth.
GIVEN under my hand and Notarial Seal, this 20TH da	ay of <u>DECEMBER</u> , A.D., 20 <u>05</u> .
	12 1 1000
	MOtherine Settercel
	Notary Public

MAIL TO:

CENTRAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO 1601 W. BELMONT AVE. CHICAGO, IL 60657 "OFFICIAL SEAL"
KATHERINE A. STENCEL
Notary Public, State of Illinois
My Commission Expires 12-16-2007