



CTT

LOAN No. 11-508003-1

THIS INSTRUMENT WAS PREPARED BY AND MAIL TO:
BARBARA J. NEHR

Doc#: 1109441063 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/04/2011 12:06 PM Pg: 1 of 5

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

88 36693 NAR 84

Assignment of Rents
(Individual Form)

KNOW ALL MEN BY THESE PRESENTS, that

****MERDIB PECANIN, A MARRIED MAN**** AND ****FUAD BEKTASEVIC, A MARRIED MAN****
of the City of CHICAGO, County of COOK, State of ILLINOIS, HEREINAFTER REFERRED TO
AS THE UNDERSIGNED AS TO PARCEL NO. ONE ONLY;

AND

****FUAD BEKTASEVIC AND FETIJA BEKTASEVIC, HIS WIFE****
of the City of CHICAGO, County of COOK, State of ILLINOIS, HEREINAFTER REFERRED TO
AS THE UNDERSIGNED AS TO PARCEL NO. TWO ONLY;

AND

****FUAD BEKTASEVIC, A MARRIED MAN****
of the City of CHICAGO, County of COOK, State of ILLINOIS, HEREINAFTER REFERRED TO
AS THE UNDERSIGNED AS TO PARCELS NO. THREE AND FOUR ONLY;

AND

****ENES BEKTASEVIC, A SINGLE PERSON NEVER MARRIED****
of the City of CHICAGO, County of COOK, State of ILLINOIS, HEREINAFTER REFERRED TO
AS THE UNDERSIGNED AS TO PARCEL NO. FIVE ONLY; in order to secure an indebtedness of

****SIX HUNDRED FOUR THOUSAND AND NO/100**** DOLLARS (\$ ****604,000.00****),
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 NO. ONE:

LOTS 22 AND 23 IN BLOCK 1 IN MORAN'S SUBDIVISION OF PART OF LOT 4 AND LOT 7 IN COUNTY CLERK'S
DIVISION OF THE EAST THREE-QUARTERS (3/4) OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.****

COMMONLY KNOWN AS: 2023-25 N. LAVERGNE AVE., CHICAGO, IL 60639-3256

P/R/E/I #13-33-227-013-0000

BOX 334 CTT

UNOFFICIAL COPY

PARCEL NO. TWO:

LOT 1309 AND THE EAST HALF OF LOT 1310 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION NO. 4, BEING A SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE SANITARY DISTRICT OF CHICAGO, EXCEPT THE NORTH 33 FEET TAKEN FOR BRYN MAWR AVENUE AS PER PLAT THEREOF RECORDED APRIL 23, 1927 AS DOCUMENT 9625369, IN COOK COUNTY, ILLINOIS.****

COMMONLY KNOWN AS: 2910 W. RASCHER AVE., CHICAGO, IL 60625-3914

P/R/E/I #13-12-108-056-0000

PARCEL NO. THREE:

UNIT 6114-3 IN THE 6114 N. DAMEN AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A:

LOT 1 (EXCEPT THE NORTH 3 FEET THEREOF) IN NORWOOD COURTS SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1954 AS DOCUMENT NUMBER 15916775 IN COOK COUNTY, ILLINOIS; AND

PARCEL B:

EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE WEST 8 FEET OF THE NORTH 3 FEET OF LOT 1, THE WEST 8 FEET OF LOTS 2 AND 3, THE EAST 8 FEET OF LOTS 4, 5 AND 6, AND THE NORTH 10 FEET OF LOTS 3 AND 4 IN SAID NORWOOD COURTS SUBDIVISION TO BE USED IN COMMON WITH THE OWNERS OF ALL THE LOTS IN SAID SUBDIVISION AS GRANTED BY DECLARATION OF EASEMENT RECORDED AS DOCUMENT NUMBER 15929348, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0612231000, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.****

COMMONLY KNOWN AS: 6114 N. DAMEN AVE., # 3H, CHICAGO, IL 60659

P/R/E/I #14-06-121-012-1030

PARCEL NO. FOUR:

UNIT 306 IN THE 5335 N. CALIFORNIA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 38 THROUGH 43 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION, BEING A SUBDIVISION OF THE SOUTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 14, 2006 AS DOCUMENT 0610418018, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.****

COMMONLY KNOWN AS: 5335 N. CALIFORNIA AVE., # 3G, CHICAGO, IL 60625

P/R/E/I #13-12-219-068-1021

UNOFFICIAL COPY

PARCEL NO. FIVE:

UNIT 408 IN THE 5335 N. CALIFORNIA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 38 THROUGH 43 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION, BEING A SUBDIVISION OF THE SOUTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 14, 2006 AS DOCUMENT 0610418018, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. ****

COMMONLY KNOWN AS: 5335 N. CALIFORNIA AVE., # 4I, CHICAGO, IL 60625

P/R/E/I #13-12-219-068-1032

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.

The undersigned, do(es) hereby irrevocably appoint the Mortgagee the agent of the undersigned for the management of said property, and do(es) hereby authorize the 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 name(s) 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 Mortgagee may do.

It is understood and agreed that the 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 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.

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 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 said 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 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.

