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Doc#: 1405001040 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/19/2014 10:48 AM Pg: 1 of 2

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130264900312

ASSIGNMENT OF RENTS

Pamela N. Dupre and Michael D. Dupre, husband and wife, of 24 North Bristol Court, Mundelein, IL 60060 (hereinafter referred to as "Mortgagor") has granted a Mortgage to Fred E. Phillips, Trustee of Fred E. Phillips Revocable Trust Agreement, dated February 18, 2013, (collectively referred to herein as "Mortgagee") regarding the following property located in Morton Grove, Cook County, Illinois, described as:

Lot 73 in Glen Grove Terrace, being a Subdivision of part of the East half of the North West Quarter of Section 13, Township 41 North Range 12, East of the Third Principal Meridian, in Maine Township, in Cook County, Illinois.

Commonly Known as: 7709 Palma Lane, Morton Grove, IL 60053
Property Index Numbers: 09-13-107-002-0000

Mortgagor has further entered into a Note with Mortgagee. The Note provides Mortgage shall pay Mortgagee as follows: The payment of the principal sum of forty thousand (\$40,000.00) dollars, together with fees of four thousand five hundred (\$4,500.00) dollars plus interest at the rate of one (1%) per cent per month on any unpaid balance after forty (40) months from the date hereof upon the unpaid principal until fully paid, payable according to the terms of a certain promissory note bearing even date herewith, executed and delivered by said mortgagor to said mortgagee as follows: Payable at the rate of one thousand P. And M. Dupre. (\$1,000.00) dollars per month for forty (40) months commencing February 3, 2014, until paid without any pre-payment penalty. Notwithstanding any term to the contrary herein, a two thousand (\$2,000.00) dollars fee shall be paid to Mortgagee at the issuance of said loan. A one thousand five hundred (\$1,500.00) dollars fee shall be paid to Mortgagee on April 3, 2015. A one thousand (\$1,000.00) dollars fee shall be paid to Mortgagee on July 3, 2016, but if the loan is paid in full by July 3, 2016, said one thousand (\$1,000.00) dollars fee shall be waived.

Attorneys' Title Guaranty Fund, Inc.
1 E. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Cook County Clerk

MD
DD

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In the event Mortgagor defaults upon any payment to Mortgagee, any rents earned by Mortgagor shall be paid by any Tenant at said property to Mortgagee upon written notice to said Tenant at the common address of the property. Said Tenant is required to remit all further rent payments to Mortgagee upon receipt of Mortgagee's notice of default by Mortgagor to Tenant until the Note is paid in full. The Tenant shall be held harmless by Mortgagor for any payments made to and received by Mortgagee pursuant to the terms herein..

Mortgagor further agrees to provide a complete copy of each and every Lease entered into by mortgagor with any Tenant at said property until the Note to Mortgagee is paid in full.

The covenants herein shall bind and the benefits and advantages insure to the respective heirs, assigns and successors of the parties.

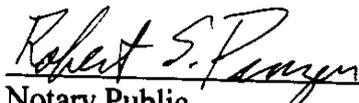
Signed by the Mortgagor the day and year first above written.

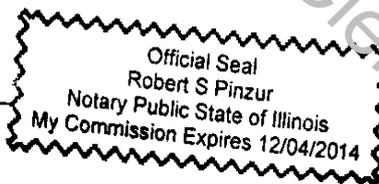

Pamela N. Dupre


Michael D. Dupre

State of Illinois)
County of Lake)

The foregoing instrument was Subscribed, sworn and acknowledged before me this January 28, 2014.


Notary Public



Please return this document to: Robert S. Pinzur, Pinzur, Cohen & Kerr, Ltd., Suite 208, 4180 RFD Route 83, Long Grove, IL 60047, 847/821-5290.

This Instrument was prepared by: Robert S. Pinzur, Pinzur, Cohen & Kerr, Ltd., Suite 208, 4180 RFD Route 83, Long Grove, IL 60047, 847/821-5290, e-mail: rpinzur@pckltdlaw.com.

