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This instrument was prepared by: SUSAN M. ARQUILLA

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



Doc#: 1508518030 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 03/26/2015 08:46 AM Pg: 1 of 2



(CORPORATE FORM)

****674 DIVERSEY GROUP, LLC****	<u> </u>
a limited liability company organized and existing under the laws of the STATE OF ILLINOIS, in order to secure an indebtednes	ss of
****SEVEN HUNDRED TEN THOUSAND AND NO/150****, DOLL	ARS
(\$ ****710,000.00****), executed a mortgage of even date herewith, mortgaging to	

CENTRAL FEDERAL SAVE.C.S AND LOAN ASSOCIATION OF CHICAGO

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

THE EAST 21.71 FEET OF LOT 12 IN L. J. HALESEY'S SUSPIVISION OF LOT 9 IN BICKERDIKE AND STEELE SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 674 W. DIVERSEY PKY., CHICAGO, IL 60614-151 P/R/E/I: #14-28-119-014-0000

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 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 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.

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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.

	1.1
IN WITNESS WHEREOF. the undersigned limited liability company has	ath caused these presents to be signed by its, manager,
this 12TH day (f MARCH , A.D.	., 20 <u>15</u> .
****674 Diversey Group, LLC.	
AN ILLINOIS LIMITED LIABILITY COMPANY***	
\sim \sim	
By: Scott T. Holland, Manager	
Scott 1. Hohand, wantager	
4	
' (
STATE OF ILLINOIS }	
} SS.	U .
COUNTY OF COOK }	⁷ 0x.
I, the undersigned, harthering a Stenail	, a Motary Public in and for said County, in the State aforesaid,
· · · · · · · · · · · · · · · · · · ·	
DO HEREBY CERTIFY THAT ***SCOTT T. HOLLAND***	, personally known to me to be the manager of
****674 Diversey Group, LLC****	_, an Illinois limited liability company, and personally known to
me to be the same person whose name is subscribed to the for	regoing instrument, appeared before me this day in person and
acknowledged that as such manager, he signed and delivered the sai	
his free and voluntary act, and as the free and voluntary act and c	
	according to the trace and purposes
therein set forth.	C
10-1	day of MARCH , A.D., 20 15
GIVEN under my hand and Notarial Seal, this12TH	day of, A.D., 20 <u>15</u>
	· 1
	Katherine astence
	Notary Public
***************************************	***
"OFF	ICIAL SEAL"
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MAIL TO:

CENTRAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO 1601 W. BELMONT AVE. CHICAGO, 1L 60657 "OFFICIAL SEAL"
KATHERINE A STENCEL
Notary Public, State of Illinois
My Commission Expires Jan. 10, 2016