

UNOFFICIAL COPY

Prepared by and Return to:
Richard Indyke
221 N. LaSalle St., Suite 1200
Chicago, Illinois 60601



Doc#: 1518119017 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/30/2015 10:00 AM Pg: 1 of 2

ASSIGNMENT OF RENTS

Know all men by these presents that Fiducia Homes, Inc. a foreign corporation and in consideration of the premises and of One Dollar (\$1.00) in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer, and set over unto Castleford Properties, LLC, an Illinois limited liability company, its successors and/or assigns, all the rents, issues and profits now due and which may hereafter become due, under or by virtue of any lease, whether written or verbal, or any letting of, or any agreement for the uses or occupancy of, any part of the premises hereinafter described, which may have been heretofore, or may be hereafter, made or agreed to, or which may be made or agreed to by the grantee hereinunder of the power herein granted, it being the intention to hereby establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the grantee herein and especially those certain leases and agreements now existing upon the property legally described as follows:

Legal Description: Lot 19 in Sam Brown Jr's Webster Avenue in the Northwest 1/4 of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN # 14-07-301-020-0000

Common Address. 5138 North Oakley Avenue, Chicago, Illinois 60655

and does authorize irrevocably Castleford Properties, LLC, its agents and assigns in its own name to collect all of said avails, rents, issues and profits arising or accruing at any time hereafter, and all now due or that may hereafter become due under each and every lease or agreement, written or verbal, existing or to hereafter exist, for said premises, and to use such measures, legal or equitable, as in its discretion may be deemed proper or necessary to enforce the payment or the security of such avails, rents, issues and profits, or to secure and maintain possession of said premises or any portion thereof and to fill any and all vacancies, and to rent, lease or let any portion of said premises to any party or parties, at its discretion, hereby granting full power and authority to exercise each and every right, privilege and power herein granted at any and all times hereafter without notice to the grantor herein, its successors and assigns, and further, with power to use and apply said avails, rents, issues and profits to the payment of any indebtedness or liability of the undersigned to the said Castleford Properties LLC, or its agents, due or to become due, or that may hereafter be contracted, and also to the payment of all expenses and the care and management of said premises, including taxes and assessments, and the interest on encumbrances, if any, which may be in its judgment deemed proper and advisable.

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This instrument is given to secure payment of the principal sum and interest of or upon a certain loan for One Hundred Forty-Two Thousand Two Hundred Sixty Six Dollars (\$142,266.00) secured by a Commercial Junior Mortgage dated the 23 day of June, 2015 conveying and mortgaging the real estate and premises hereinabove described to Castleford Properties, LLC, and this instrument shall remain in full force and effect until said loan and the interest thereon and all other costs and charges which may have accrued under said Commercial Junior Mortgage or has fully been paid.

This assignment shall be operative only in the event of a default in the payment of principal and interest secured by said Commercial Junior Mortgage or in the event of a breach of any of the covenants in said Commercial Junior Mortgage contained.

Dated on this 23 day of June, 2015.

Fiducia Homes, Inc.

Linda M Basili

By: Linda M. Basili
Its: President

Debra A Basili

By: Debra A. Basili
Its: Secretary

State of Illinois)
)
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Linda M. Basili as President and Debra A. Basili as Secretary of Fiducia Homes, Inc, a foreign corporation being personally known to me to be the same persons whose names are subscribed to the foregoing instrument and appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and the free and voluntary act of the Company for the uses and purposes therein set forth.

Sherrill Sattile
Notary

June 23, 2015
Date

