## LOAN NO. 11-508163-3 UNOFFICIAL COPY

This instrument was prepared by: KATHERINE A. STENCEL

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

CHICAGO, IL 60657



Doc#: 1534122038 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 12/07/2015 11:15 AM Pg: 1 of 2



(CORPORATE FORM)

****GEROULIS PROPERTIES, LLC***		<del> </del>
a limited liability company organized and existing under the laws of the		
****Two Hundred Twenty-Five Thousand and No/100****		<u> ,</u> Dollars
(\$ ****225,000.00**** ), executed a mortgage of even date herewith, m	ortgaging to	

## CENTRAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO

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

LOT 5 IN LINCOLN AVENUE SUBDIVISION BEING A SUBDIVISION OF LOT 9 IN BOWMAN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF LOT 12 AND THE EAST 40 FEET OF LOT 13 OV SUBDIVISION OF THE NORTH QUARTER OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIF 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5110 N. LINCOLN AVE., CHICAGO, IL 60625-2502 P/R/E/I #13-12-402-075-0000

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 ansaction, 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,

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including taxes, insurance, assessments usual and sustemery commissions to a real estate bloker 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 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.

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IN WITNESS WHEREOF, the raidersigned limited liability company hath cau	
this <u>3RD</u> day of <u>DECEMBER</u> , A.D., 20 15	<u></u> .
****GEROULIS PROPERTIES, LLC,**** AN ILLINOIS LIMITED LIABILITY COMPANY	
AN TELINOIS EIMITED LIABILITY COMPAINY	
By: Justine Minter	
John Geroulis, Sole Member	
C	
STATE OF ILLINOIS }	
} SS.	)
COUNTY OF COOK }	9-
I, the undersigned,, a l	Notary Pub ic in and for said County, in the State aforesaid,
,	
DO HEREBY CERTIFY THAT ****JOHN GEROULIS****	· , persocally known to me to be the Sole Member
of ****Geroulis Properties, LLC****	, an illinois limited liability company, and
personally known to me to be the same person whose name is subscribed to	the foregoing instrument, appeared before me this day in
person and acknowledged that as such sole member, he signed and delivered	
liability company as his free and voluntary act, and as the free and voluntary	
and purposes therein set forth.	Company, 15t and disc
and purposes merent set form.	
GIVEN under my hand and Notarial Seal, this day	of <u>DECEMBER</u> , A.D., 20 15 .
day	OI DECEMBER , A.D., 20 13
Kin Thomas	/ (1) / \
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MAIL TO:  CENTRAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO	g F
LOAN ASSOCIATION OF CHICAGO	<sub>e</sub> ¢
1601 W. BELMONT AVE. CHICAGO, IL 60657	-

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