



1630801008

Doc# 1630801008 Fee #42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/03/2016 09:44 AM PG: 1 OF 3

RECORDATION REQUESTED BY:

WHEN RECORDED MAIL TO:

SEND TAX NOTICES TO:

Gabriel A. Dellatorre
3636 W. Armitage Ave
Chicago, IL 60647

FOR RECORDER'S USE ONLY

897 2289 OT 4 of 4 nwc

This Assignment of Rent was prepared by: Beatriz Betancourt, Esq.
Law Offices of Guillermo F. Martinez and Associates, P.C.
2457 North Milwaukee Avenue, Chicago, Illinois 60647
773-278-7777 martinezbetancourtlaw@gmail.com

ASSIGNMENT OF RENTS

Know by this agreement, that GABRIEL A. DELLATORRE of the City of Chicago, County of Cook, and State of Illinois, in order to secure an indebtedness of FIVE HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$ 545,000.00), executed a mortgage of even date herewith, mortgaging to LAURA L. LLAMEDO the following described real estate:

SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF.

and LAURA L. LLAMEDO is the holder of said mortgage and the note secured thereby. In order to further secure said indebtedness, and as part of the consideration of said transaction, the undersigned, GABRIEL A. DELLATORRE hereby assigns to LAURA L. LLAMEDO hereinafter referred to as MORTGAGOR, 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 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 GABRIEL DELLATORRE 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 LAURA L. LLAMEDO and especially those certain leases and agreement now existing upon the property described.

The undersigned do hereby irrevocably appoint LAURA L. LLAMEDO the agent of the undersigned for the management of said property, and do hereby authorize LAURA L. LLAMEDO to let and relet said premises or any part thereof, according to its own discretion, and to bring or defend any lawsuits 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 LAURA L. LLAMEDO may do.

Box 400

INDEXED
11/3/16
2/2/16
6/6/16

UNOFFICIAL COPY

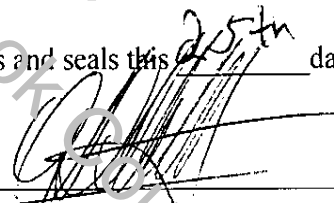
It is understood and agreed that LAURA L. LLAMEDO shall have the power to use and apply said avails, issues and profits toward the payment of any present or future indebtedness or liability of the undersigned to LAURA L. LLAMEDO, due or to become due, or that may hereafter be contracted, and also toward 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, agent and servants as may reasonably be necessary.

It is understood and agreed that LAURA L. LLAMEDO will not exercise its rights under this assignment until after default in any payment secure by the mortgage or after a breach of any of its covenants.

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 LAURA L. LLAMEDO 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 LAURA L. LLAMEDO shall have been fully paid, at which time this assignment and power of attorney shall terminate.

The failure of LAURA L. LLAMEDO to exercise any right which it might exercise hereunder shall not be deemed a waiver by LAURA L. LLAMEDO of its right of exercise thereafter.

The undersigned hereunto set their hands and seals this 25th day of October, 2016.

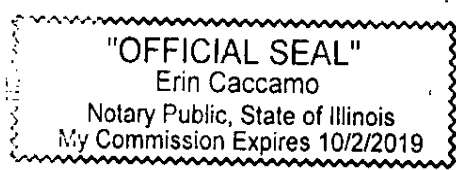


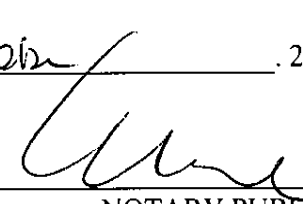
(SEAL)
Gabriel A. Dellatorre (SEAL)

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Erin Caccamo, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Gabriel A. Dellatorre personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that his signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 25 day of October, 2016.





NOTARY PUBLIC

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 9 AND LOTS 13 TO 19, BOTH INCLUSIVE, IN BLOCK 2 IN GRAND AVENUE ESTATES, A SUBDIVISION OF (EXCEPT THE SOUTH 466 FEET) THE EAST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 13-32-109-010-0000

13-32-109-011-0000

13-32-109-012-0000

13-32-109-019-0000

PROPERTY ADDRESS: 6010-22 WEST GRAND AVENUE, CHICAGO, ILLINOIS 60639

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