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LOAN NO. 11-0508301-6

This instrument was prepared by:
KATHERINE A. STENCEL

CENTRAL SAVINGS, F.S.B.
1601 W. BELMONT AVE.
CHICAGO, IL 60657



Doc# 1933116046 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/27/2019 12:55 PM PG: 1 OF 4

2128919

Assignment of Rents

(CORPORATE FORM)

****ASHLAND ROSCOE 1241, LLC****

a limited liability company organized and existing under the laws of the STATE OF ILLINOIS, in order to secure an indebtedness of

****ONE HUNDRED SEVENTY-SIX THOUSAND TWO HUNDRED FIFTY AND NO/100**** DOLLARS

(\$ ****176,250.00****), executed a mortgage of even date herewith, mortgaging to

CENTRAL SAVINGS, F.S.B.

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

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF:

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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LEGAL DESCRIPTION RIDER

THAT PART OF LOTS 1 AND 2 WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +4.28 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.52 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 10.81 FEET SOUTH AND 1.59 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; (THE FOLLOWING 22 COURSES AND DISTANCES ARE ALONG THE FINISHED FACES OF THE EXISTING INTERIOR WALLS); THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 12.64 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 0.70 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 9.76 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 0.29 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 3.31 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 0.29 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 9.74 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 0.29 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 2.35 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 17.73 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 7.35 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 8.0 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 3.98 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 4.34 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 0.43 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 12.15 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 34.0 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 12.64 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 0.70 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 17.45 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 0.71 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 12.54 FEET TO THE PLACE OF BEGINNING TOGETHER WITH THAT PART OF SAID LOTS 1 AND 2 WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.52 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +23.55 FEET CHICAGO CITY DATUM AND WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 10.81 FEET SOUTH AND 1.59 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; (THE FOLLOWING 14 COURSES AND DISTANCES ARE ALONG THE FINISHED FACE OF AN EXISTING INTERIOR WALL); THENCE SOUTH 00

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DEGREES, 00 MINUTES, 00 SECONDS WEST, 12.50 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 0.72 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 25.10 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 17.62 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 4.61 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 12.89 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 8.36 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 11.50 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 33.85 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 12.63 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 0.77 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 17.61 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 0.76 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 12.48 FEET TO THE PLACE OF BEGINNING, ALL IN BLOCK 13 IN C.T. YERKE'S SUBDIVISION OF BLOCKS 33 TO 36 AND 41 TO 44 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER THEREOF AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER THEREOF AND EXCEPT THE EAST HALF OF THE SOUTHEAST QUARTER THEREOF), IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2135 WEST ROSCOE ST., # 1N, CHICAGO, IL 60618-6277

P/R/E/I #14-19-320-061-0000

Cook County Clerk's Office