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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

212896 Assignment of Rents (Corporate Form)

****ASHLAND ROSCOE 1241, LLC****	 ,
a limited liability company organized and ex sting under the laws of theSTATE OF ILLINOIS, in order to secure an indeb	tedness of
****ONE HUNDRED SEVENTY-SIX THOUSAND TW J HUNDRED FIFTY AND NO/100****	DOLLARS
(\$_****176,250.00****), executed a mortgage of eve 1 date herewith, mortgaging to	S
CENTRAL SAVINGS, F.S.B.	P 4
hereinafter referred to as Mortgagee, the following described real estate:	S
SEE LEGAL DESCRIPTION RIDER ATTACHED HELF TO AND MADE A PART HEREOF:	sc <u>Y</u>
	E
and whereas said Mortgagee is the holder of said mortgage and the note secured thereby:	INT.∰

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.

1933116046 Page: 2 of 4

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.

IN WITNESS WHEREO', the undersigned limited liability company hath caused these presents to be signed by its
this 22ND day of NOVEMBER, A.D., 20 19.
****ASHLAND ROSCOE 1241, LLC.
AN ILLINOIS LIMITED LIABILITY COMPANY****
By:
Laura Dziekiewicz, Member
Laura Dziekiewicz, Wiemoci
4
STATE OF ILLINOIS }
} SS.
COUNTY OF COOK }
101 101 C c.m. 1
I, the undersigned,
DO HEREBY CERTIFY THAT ****LAURA DZIEKIEWICZ**** , personally known to me
to be the Member of *****ASHLAND ROSCOE 1241, 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 the this day in person and acknowledged
that as such member, she signed and delivered the said instrument as such member of said limited liability company as her free and
voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and ρυφροses therein set forth.
voluntary act, and as the free and voluntary act and deed of said finited hability company, for the uses and proposes therein set forth.
20 ND
GIVEN under my hand and Notarial Seal, this day of day of NOVEMBER D., 20 19
OFFICIAL SEAL /////
W.M. SNOW
Notary Public - State of Illinois Notary Public
My Commission Expires 3/15/2022

MAIL TO:

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

1933116046 Page: 3 of 4

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LOAN #11-0508301-6

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 NORT #FAST CORNER OF SAID LOT 1; (THE FOLLOWING 22 COURSES AND DISTANCES ARE ALONG THE FINISHED FACES OF THE EXISTING INTERICK WALLS); THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 12.64 FEET: THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 3.70 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 FEAT; 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; THENC'L 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 OF 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 ELECATION 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

1933116046 Page: 4 of 4

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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, 20 MINUTES, 00 SECONDS EAST, 0.76 FEET; THENCE NORTH 90 DEGREES, 30 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 TG 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, ALLINOIS.

COMMONLY KNOWN AS: 2135 WEST ROSCOE ST., # 1N, CHICAGO, IL 60618-6277
P/R/E/I #14-19-320-061-0000