Loan No. 11-0508349-5

JNOFFICIAL CO

This instrument was prepared by: SUSAN M. ARQUILLA

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

Doc# 2112016020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/30/2021 11:50 AM PG:

Assignment of Rents

(Individual Form)

	Ass
KNOW ALL MEN BY THESE PRESE.	NTS, that

****JOHNNY LE, A	A MARRIED MAN ANI	UYEN LAM, AN UNI	MARRIED WOM	AN****		
of the Village of	Norridge	, County of	Соок	, and State of	ILLINOIS	
in order to secure a	in indebtedness of					
****ONE HUNDRE	ED SIXTY-FIVE THOUS	SAND AND NO/1 00 ***	*	Dollar	s (\$ <u>***165,000.00***</u>)
executed a mortgag	ge of even date herew	ith, mortgaging to				

CENTRAL SAVINGS, F.S.B.

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

LOT 3 IN RESUBDIVISION OF BLOCK C IN WALTER SASS' FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNS 1/17, 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECOZDED MARCH 18,1955 IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT NO. T1582105, IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS: 4344 N. OLCOTT AVE., NORRIDGE, IL 60706-1137 P/R/E/I: # 12-13-426-017-0000

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 transaction, and undersigned hereby assign(s), transfer(s) and set(s) 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 herealted 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 herein above described.

The undersigned, do(es) hereby irrevocably appoint the Mortgagee the agent of the undersigned for the management of said property, and do(es) hereby authorize the 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 name(s) 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 Mortgagee may do.

It is understood and agreed that the 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 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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Chicago Title

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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 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 said 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 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.

its right of exercise thereafter.				
IN WITNESS WHEREOF, this assignment of rents is e 20 21	xecuted, sealed and d	elivered this <u>18</u>	<u>тн</u> day of <u>MAR(</u>	<u>сн</u> , А.D.,
Johnny	(Seal)	yen Lam	lys	(Seal)
STATE OF	-004 C			
I, the undersigned a Notary Public in and for said Co				
personally known to me to be the same person(s) who me this day in person, and acknowledged thatthe	ose name(s) are	_ subscribed to the	e foregoing instrume	nt appeared before me
free and voluntary act, for the uses and purposes ther GIVEN under my hand and Notarial Seal, this	rein set forth.			0.21
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MAIL TO:

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

OFFICIAL SEAL SUSAN M. ARQUILLA NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires March 7, 2023