

-85-341164

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY
Vincent F. Giuliano, Resident Counsel
7222 WEST CERMAK ROAD
NORTH RIVERSIDE, ILLINOIS 60546

ASSIGNMENT OF RENTS

3073

KNOW ALL MEN BY THESE PRESENTS, that whereas, KOSTANTIN NAUMOVSKI AND MARIA NAUMOVSKI, HIS WIFE AND VLADO STAVREFF AND NADA STAVREFF, HIS WIFE
of the CITY of DES PLAINES, County of COOK, and
State of ILLINOIS, in order to secure an indebtedness of

ONE HUNDRED TWENTY-SIX THOUSAND AND NO/100 Dollars \$126,000.00,
executed a mortgage of even date herewith, mortgaging to

CLYDE FEDERAL SAVINGS AND LOAN ASSOCIATION

the following described real estate:

LOTS 11 AND 12 AND THE NORTH 11 FEET OF LOT 13 IN BLOCK 16 IN
AVONDALE, A SUBDIVISION OF THE WEST 1/2 OF NORTH EAST 1/4 OF
SECTION 24, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY
KNOWN AS 6315-19 SOUTH CALIFORNIA, CHICAGO, ILLINOIS 60629.

PERMANENT INDEX NO. 19-24-200-009 TP

and, whereas, CLYDE FEDERAL SAVINGS AND LOAN ASSOCIATION 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 KOSTANTIN NAUMOVSKI AND MARIA NAUMOVSKI, HIS WIFE AND VLADO STAVREFF AND NADA STAVREFF, HIS WIFE

hereby assign, transfer, and set over unto CLYDE FEDERAL SAVINGS AND LOAN ASSOCIATION

hereinafter referred to as the Association, and/or its successors and assigns, all the rents now due or which may here-
after 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 Association 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 Association and especially those certain leases and agreements now existing upon the prop-
erty hereinabove described.

The undersigned, do hereby irrevocably appoint the said Association the agent of the undersigned for the man-
agement of said property, and do hereby authorize the Association 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 ratify-
ing and confirming anything and everything that the said Association may do.

It is understood and agreed that the said Association 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 Associ-
ation, 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.

It is understood and agreed that the Association will not exercise its rights under this Assignment until after de-
fault in any payment secured 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 the Association may in its own name and without any notice or de-
mand, 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 Association shall have been
fully paid, at which time this assignment and power of attorney shall terminate.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 18TH

day of NOVEMBER, A. D., 1985

Kostantin Naumovski (SEAL)
KOSTANTIN NAUMOVSKI
Maria Naumovski (SEAL)
MARIA NAUMOVSKI
Vlado Stavreff (SEAL)
VLADO STAVREFF
Nada Stavreff (SEAL)
NADA STAVREFF

STATE OF ILLINOIS
COUNTY OF LAKE } ss.

I, RICHARD L. MIEBT, a Notary Public in and for said County, in
the State aforesaid, DO HEREBY CERTIFY THAT KOSTANTIN NAUMOVSKI AND MARIA NAUMOVSKI, HIS WIFE
AND VLADO STAVREFF AND NADA STAVREFF, HIS WIFE

personally known to me to be the same persons whose name s are subscribed to the foregoing instrument,
appeared before me this day in person, and acknowledged that they signed, sealed and de-
livered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 23 day of NOVEMBER, A. D., 1985

MAIL TO BOX 15
John Brown

[Signature]
Notary Public.

-85-341164

UNOFFICIAL COPY

BOX 274

Box

Assignment of Rents

KOSTANTIN NAUMOVSKI AND MARIA NAUMOVSKI, HIS WIFE AND VLADO STAVREFF AND NADA STAVREFF, HIS WIFE

TO

UNION FEDERAL SAVINGS AND LOAN ASSOCIATION

Loan No. 36347-3 DP

BOX 274

85-341164

85-341164

DEPT-01 RECORDING \$11.00
T#3333 TRAN 0873 12/27/85 15:32:00
#2040 # C * 85-341164

Property of Cook County Clerk's Office

STATE OF ILLINOIS }
COUNTY OF }
} SS.
I, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
President of
Secretary of said Corpora-
tion, who are personally known to me to be the same persons whose names are subscribed to the foregoing instru-
ment as such President, and Secretary, respectively, appeared before me
this day in person and acknowledged that they signed and delivered the said instrument as their own free and
voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth;
and the said Secretary then and there acknowledged that as custodian of the
corporate seal of said Corporation, and affix the corporate seal of said Corporation to said instrument as shown free
and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.
GIVEN under my hand and notarial seal, this day of A. D. 19

Notary Public

ATTEST

IN TESTIMONY WHEREOF, the undersigned
hath caused these presents to be signed by its President and its corporate seal to be here-
unto affixed and attested by its Secretary this day of A. D. 19
By President
Secretary