

Assignment of Rents (Individual, Corporation, and Corporate Land Trustee)

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, PATRICK COYNE, A BACHELOR of the CITY of CHICAGO, County of COOK, and State of ILLINOIS

in order to secure an indebtedness of SEVENTY-FIVE THOUSAND AND NO /100 Dollars (\$ 75000.00), executed a mortgage of even date herewith, mortgaging to

CRAGIN FEDERAL SAVINGS AND LOAN ASSOCIATION

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

LOT 24 AND THE WEST 10 0 FEET OF LOT 23 IN BLOCK 11 IN SUBDIVISION OF BLOCKS 9 TO 16, BOTH INCLUSIVE, IN MARTIN LUTHER COLLEGE DIVISION OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 5857 W. HYRON & 3849-53 N. MARMORA, CHICAGO, ILLINOIS, 60634.

113 20 204 3101 B as

COMMONLY KNOWN AS: 5857 W. HYRON & 3849-53 N. MARMORA, CHICAGO, ILLINOIS 60634

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 hereby assign, transfer and set 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 Mortgagee the agent of the undersigned for the management of said property, and do 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.

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.

IN WITNESS WHEREOF, this assignment of rents is executed, sealed and delivered this 20TH

day of MARCH, A.D. 19 86

Patrick Coyne (SEAL) PATRICK COYNE (SEAL)

STATE OF ILLINOIS COUNTY OF Cook ss.

I, the undersigned, a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT PATRICK COYNE, A BACHELOR

personally known to me to be the same person whose name is subscribed to the foregoing instrument.

appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument

as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 20TH day of MARCH, A.D. 19 86

Harry E Sandberg Notary Public

MY COMMISSION EXPIRES June 20, 1987

Box 403

Unit X 51091481015

86138161

UNOFFICIAL COPY

~~IN WITNESS WHEREOF, the undersigned, CORPORATION, has caused these presents to be signed by its~~
~~_____ President and its corporate seal to be hereunto affixed and attested by its _____~~

~~Secretary this _____ day of _____, A. D., 19 _____~~

~~ATTEST~~

~~By _____
Secretary President~~

~~STATE OF _____ } SS.
COUNTY OF _____~~

~~I, _____, a Notary Public in and for said County, in
the State of _____, DO HEREBY CERTIFY THAT _____~~

~~and _____ President of _____
and _____ 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 did affix the corporate seal of said Corporation to said Instrument as _____ own 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.~~

~~MY COMMISSION EXPIRES _____~~

C
O
R
P
O
R
A
T
I
O
N
S
A
N
D
T
R
U
S
T
E
E
S

DEPT-91 RECORDING \$11.00
#4444 TRAN 0212 04/10/86 14:18:00
#2727 # D * -86-138161

THIS INSTRUMENT WAS PREPARED BY RICHARD J. JAHNS
OF CRAGIN FEDERAL SAVINGS AND LOAN ASSOCIATION,
5700 WEST FULLERTON AVENUE, CHICAGO, ILLINOIS 60639

11.00

86138161

-86-138161

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION, a corporation organized under the laws of the United States and under the supervision of the Federal Home Loan Bank Board, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN and SELL to LELAND H. RAYSON

GRANTEE, all of the following described premises situated in COOK County, Illinois, to-wit:

Lot 3 in Block 10 in the Subdivision of Blocks 3, 9 and 10 of Rood and Weston's Addition to Morgan Park, being a Subdivision of the West half of the North East quarter (except the North 20 acres thereof) and of the East half of the North West quarter (except the North 20 acres thereof) all in Section 20, Township 37 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

25-20-214-007

To Have and To Hold the said premises unto the said GRANTEE, its successors and assigns forever, subject only to:

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE, successors and assigns, only that:

- 1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered; and
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR.

IN WITNESS WHEREOF, the said FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION, a corporation organized under the laws of the United States and under the supervision of the Federal Home Loan Bank Board, has caused its corporate seal to be affixed and these presents to be signed by its Agent, duly authorized in its behalf, this 25th day of March, 1986.

FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION, a corporation organized under the laws of the United States and under the supervision of the Federal Home Loan Bank Board.

BY: [Signature] Special Representative

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that Robert L. Pattullo, personally known to me to be the Agent of the FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION, a corporation organized under the laws of the United States and under the supervision of the Federal Home Loan Bank Board, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such authorized Agent of said Corporation he signed the said instrument pursuant to authority given by the Federal Home Loan Bank Board, as his free and voluntary act and as the free and voluntary act and deed of said Corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26th day of March, 1986.

Property Address: 105 W. 112th Place, Chicago, IL 60643

[Signature] Notary Public

Permanent Index No.: 25-20-214-007

This instrument was prepared by Esther R. Rothstein, Esq.

100 W. Monroe St., Chicago, IL 60603

This transaction exempt from taxation under Subparagraph "b" of all applicable real estate transfer tax statutes and ordinances. Signed [Signature] Dated: 3/26/86



Leland Rayson & Assoc. 16740 ORK PARK TOWNE PARK III 60477

UNOFFICIAL COPY



Property of Cook County Clerk's Office

DEPT-01 RECORDING \$11.00
T#4444 TRAN 0212 09/10/86 14:18:00
#2730 # D *86-138162

86-138162