

UNOFFICIAL COPY

Box 403

Loan No 01-36188-72

Assignment of Rents

86176327

(Individual, Corporation, and Corporate Land Trustee)

1861966 3000

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, CITIZENS BANK AND TRUST COMPANY OF PARK RIDGE TRUST NO. 66-1721, DATED 04-21-72 of the CITY of PARK RIDGE County of COOK and State of ILLINOIS

in order to secure an indebtedness of TWO HUNDRED THOUSAND AND NO /100 Dollars (\$ 200000.00) executed a mortgage of even date herewith, mortgaging to

CRAGIN FEDERAL SAVINGS AND LOAN ASSOCIATION

The North 50.0 Feet of Lot 116 in the First Addition to Mont Clare Gardens, a Subdivision of the West 1/2 of the North East 1/4 (except Railroad) of, Section 30, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PTN: 13-30-226-008

TT

86176327

CKA: 2856 North Natoma Avenue, Chicago, Illinois

COMMONLY KNOWN AS: 2856 N. NATOMA, CHICAGO, ILLINOIS 60635

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 assigns, transfers, and sets over unto said Mortgagee, and for 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, releasing 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, 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

day of _____ A.D. 19 _____

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF _____

COUNTY OF _____

I, the undersigned, a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

personally known to me to be the same person whose name _____ subscribed to the foregoing instrument,

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

as _____ free and voluntary act, 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

INDIVIDUALS

86176327

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned, CORPORATION, has caused these presents to be signed by its
Vice President and its corporate seal to be hereunto affixed and attested by its Asst. Vice
President ~~Secretary~~ this 3RD day of APRIL, A. D., 19 86 ~~SECRETARY~~ CLAUSE ATTACHED HERETO AND MADE A PART HEREOF

CITIZENS BANK AND TRUST COMPANY OF PARK RIDGE

ATTEST

[Signature]
~~Secretary~~ Asst. Vice President

By *Merton E Sarvay*
Vice President

STATE OF ILLINOIS } ss.
COUNTY OF COOK

I, CATHERINE TALANO, a Notary Public in and for said County, in

the State, do hereby certify that MERTON E. SARVAY
VICE President of CITIZENS BANK AND TRUST COMPANY OF PARK RIDGE

and JERRY ANDERSON, Asst. Vice President ~~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 Vice President, and Asst. Vice ~~Secretary~~ President, 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 Asst. Vice President ~~Secretary~~ then and there acknowledged that he as custodian of the
corporate seal of said Corporation, did affix the corporate seal of said Corporation to said Instrument as his 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 3RD day of APRIL, A. D., 19 86.

Catherine Talano
Notary Public

MY COMMISSION EXPIRES 5/23/87

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THIS INSTRUMENT WAS PREPARED BY RICHARD J. JAHNS
OF CRAGIN FEDERAL SAVINGS AND LOAN ASSOCIATION
5200 WEST FULLERTON AVENUE, CHICAGO, ILLINOIS 60639

Box 403

RIDER ATTACHED TO AND MADE A PART OF DOCUMENT
DATED April 21, 1972 UNDER TRUST NO. 66-1721

This instrument is executed by CITIZENS BANK & TRUST COMPANY, not personally
but solely as Trustee, as aforesaid, in the exercise of the power and
authority conferred upon and vested in it as such Trustee. All the terms,
provisions, stipulations, covenants and conditions to be performed by
CITIZENS BANK & TRUST COMPANY are undertaken by it solely as Trustee, as
aforesaid, and not individually and all statements herein made are made on
information and belief and are to be construed accordingly, and no personal
liability shall be asserted or be enforceable against CITIZENS BANK & TRUST
COMPANY by reason of any of the terms, provisions, stipulations, covenants
and/or statements contained in this instrument.

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