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Loan No. 14-34590-02

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

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, SANFORD SHUTMAN, MARRIED TO GERALYN M. SHUTMAN of the VILLAGE of PROSPECT HEIGHTS County of COOK and State of ILLINOIS

In order to secure an indebtedness of ONE HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$12750000), executed a mortgage of even date herewith, mortgaging to

12.00

CRAGIN FEDERAL SAVINGS AND LOAN ASSOCIATION

hereinafter referred to as the Mortgagee, the following described:

Units 2414-1A, 2414-1B, 2414-2A, 2414-2B, 2414-3A, & 2414-3B in Arlington Grove Condominium, as delineated on a survey of the following described real estate: Part of the North 1/2 of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian, which survey is attached as Exhibit A to the Declaration of Condominium recorded in Document 25364149, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PIN: 02 01 200 083 1247- 02 01 200 083 1252
Commonly known: 2414 Randall Road
Arlington Heights, IL

Mortgagor also hereby grants to Mortgagee, its successors and assigns as rights and appurtenances to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned declaration.

This Mortgage is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Commonly known as: 2414 Randall, Arlington Heights, Illinois 60004

lender and the mortgagee may in its own name and without any notice or demand, maintain an action for 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 23RD

day of MAY A.D. 1986

SANFORD SHUTMAN (SEAL) _____ (SEAL)
_____ (SEAL) _____ (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 SANFORD SHUTMAN, MARRIED TO GERALYN M. SHUTMAN 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 23RD day of MAY, A.D. 1986

MY COMMISSION EXPIRES 4.18.88
Janet Albrecht
Notary Public

PROPERTY INDEX NUMBERS

02-01-200-083-1247-6
A SA BLK PCL UNIT 1250

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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

Secretary

By _____
President

STATE OF _____ } SS.
COUNTY OF _____

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

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 _____

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mail to:

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

Box 403 - WJ SF

UNOFFICIAL COPY

UNIT 1244 to 6

PROPERTY INDEX NUMBERS

MY COMMISSION EXPIRES

4.18.88

Notary Public

Robert A. ...

GIVEN under my hand and Notarial Seal, this 23RD day of MAY A.D. 1986

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

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

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

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT SANFORD SHUTMAN, MARRIED TO

the undersigned, a Notary Public in

STATE OF ILLINOIS

COUNTY OF COOK

Sanford Shutman

day of MAY A.D. 1986

IN WITNESS WHEREOF, this instrument of title is executed, sealed and delivered this 23RD

The failure of the Mortgage to exercise any right which it might exercise hereunder shall not be deemed a waiver by the

any amount secured by the mortgage or after a lapse of any of its covenants.

It is understood and agreed that the borrower will not exercise its rights under the Assignment until after default in

and (Mortgage shall) have been fully paid, at which time this assignment and power of attorney shall terminate.

running with the land, and shall continue in full force and effect until all of the indebtedness or liability of the undersigned to the

benefit of the heirs, executors, administrators, successors and assigns of the parties set to and shall be construed as a Covenant

detainer and the Mortgage may in its own name and without any notice or demand, maintain an action of forcible entry and

signed to promptly pay said rent on the first day of each and every month, and a failure on the part of the under-

the premises occupied by the undersigned at the prevailing rate per month for each room, and a failure on the part of the under-

It is further understood and agreed, that in the event of the exercise of this assignment, the undersigned will pay rent for

and the expense for such attorney's agents and services as may reasonably be necessary.

may, insurance, assessment, usual and customary commissions to a real estate broker for seeking and collecting rents

the payment of any present or future indebtedness or liability of the undersigned to the Mortgage, due or to become due, or that

It is understood and agreed that the Mortgagee shall have the power to use and apply said rents, issues and profits toward

the Mortgagee may do.

in and about said premises that the undersigned might do, hereby ratifying and confirming anything and everything that the

as it may consider expedient, and to make such reports to the premises as it may deem proper or advisable, and to do anything

and to bring or defend any suits in connection with said premises in its own name or in the name(s) of the undersigned,

and do hereby authorize the Mortgagee to let and rent said premises or any part thereof, according to its own

discipline, and to do anything that the undersigned might do, hereby ratifying and confirming anything and everything that the

those certain leases and agreements now existing upon the property hereinabove described.

an absolute transfer and assignment of all such lease and agreements and all the wells hereunder into the Mortgagee and especially

to, or which may be made or agreed to by the Mortgagee under the power herein granted, it being the intention hereby to establish

use or occupancy of any part of the premises herein described, which may have been heretofore or may be hereafter made or agreed

or which may hereafter become due under or by virtue of any lease, other oral or written, or any falling of, or any agreement for the

derivative hereby assign, transfer and let over unto said Mortgagee, and/or its successors and assigns, all the rents now due

NOW, THEREFORE, in order to further secure said indebtedness, and as a part of the consideration of said transaction, the un-

and, whereas, said Mortgagee is the holder of said mortgage and the note secured thereby:

COMMONLY KNOWN AS 2414 RANDALL ARLINGTON HEIGHTS, ILLINOIS 60004

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NOTARY PUBLIC ILLINOIS

Office

7038434 of 343 page

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N.H.

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Box 403 - WJ JF

THIS INSTRUMENT WAS PREPARED BY RICHARD J. JAHNS, Notary Public, 5200 WEST FULLERTON AVENUE, CHICAGO, ILLINOIS 60639

mail to:

SECRET 02A 5201-1307800N

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 aforesaid, DO HEREBY CERTIFY THAT _____ President of _____ and _____ Secretary of said Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument 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 their 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 _____

This Mortgage is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Commonly known as: 2414 Randall, Arlington Heights, Illinois 60004