

ASSIGNMENT OF MORTGAGE  
**UNOFFICIAL COPY**

86247505

KNOW ALL MEN BY THESE PRESENTS that Assignor, CENTURY FEDERAL SAVINGS BANK, an ILLINOIS corporation organized and existing under the laws of the United States of America, for value received does hereby sell, assign, transfer and set over to Assignee, FEDERAL HOME LOAN MORTGAGE CORPORATION the mortgages executed and dated in the amounts shown on the attached schedule to CENTURY FEDERAL SAVINGS BANK, conveying the real estate as described in the attached schedule and Recorded in the Recorder's Office of Cook County, in the State of Illinois, as per the attached schedule, together with the note secured thereby.

IN WITNESS WHEREOF, Assignor, CENTURY FEDERAL SAVINGS BANK, has caused its corporate seal to be hereto affixed and these presents to be signed by its Vice President and attested by its Assistant Secretary, this 15th day of May, A.D. 1986.

CENTURY FEDERAL SAVINGS BANK,  
AN ILLINOIS CORPORATION

BY: Jerald J. Zenawick  
Jerald J. Zenawick, Vice President

ATTEST:

Kimberly Aparo  
Kimberly Aparo, Assistant Secretary

STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF COOK    )

86247505

I, Christine P. Klimah, a Notary Public in and for said County in State of Illinois, do hereby certify that Jerald J. Zenawick and Kimberly Aparo, personally known to me to be the same person whose names are subscribed to the foregoing instrument as Vice President and Assistant Secretary, respectively, of CENTURY FEDERAL SAVINGS BANK, an Illinois corporation, appeared before me this day in person and acknowledged that they signed, sealed with the corporate seal of said corporation and delivered the said instrument as their own free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL this 15th day of May, A.D. 1986.

Christine P. Klimah  
Notary Public

My Commission expires My Commission Expires Mar. 7, 1988

When recorded, mail to:

This instrument was prepared by:

CENTURY FEDERAL SAVINGS BANK  
6520 West Archer Avenue  
Chicago, Illinois 60638 \$800

Jerald J. Zenawick, Vice President  
Century Federal Savings Bank  
6520 West Archer Avenue  
Chicago, Illinois 60638

# UNOFFICIAL COPY

## PURCHASE

FD-5, U. S. League 1941 Form No. 1 (Local)

24 368 695

505LH298

MAR 20 11 76UG

## MORTGAGE

THIS INDENTURE WITNESSETH: That the undersigned,

JAMES J. TENCZA and SHARON A. TENCZA, his wife

of the City of Chicago County of Cook State of Illinois  
hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

CENTURY SAVINGS AND LOAN ASSOCIATION

a corporation organized and existing under the laws of the State of Illinois  
referred to as the Mortgagee, the following real estate, situated in the County of Cook  
in the State of Illinois, to-wit:

Lots 10 and 11 in Block 4 in Walker's Subdivision of that part lying  
South of Archer Avenue of the West half of the North East Quarter of  
the South West Quarter of Section 31, Township 39 North, Range 14,  
East of the Third Principal Meridian, in Cook County, Illinois.



Pin 17-31-314-030 (Lot 10)  
17-31-314-031 (Lot 11)

TOGETHER with all buildings, improvements, fixtures or appliances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or articles, whether in single and severally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or otherwise, and any other things now or hereafter therein or lawfully furnished of which by lessors to lessees is customary or appropriate, including screens, venetian blinds, window shades, storm doors and windows, floor coverings, screen doors, in-a-door awnings, stoves and water heaters (all of which are declared to be a part of said real estate whether physically attached thereto or not); and also together with all easements and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over unto the Mortgagee, whether now due or hereafter to become due under or by virtue of any lease or agreement for the use or occupancy of said property, or any part thereof, whether said lease or agreement is written or verbal and whether it is now or may be hereafter existing or which may be made by the Mortgagee under the power hereto granted to it; if being the intention hereof (a) to pledge said rents, issues and profits on a parity with said real estate and of secondarily and such pledge shall not be deemed merged in any foreclosure decree, and (b) to establish an absolute lien and assignment to the Mortgagee of all such leases and agreements and all the avails thereunder, together with the right in case of default, either before or after foreclosure sale, to enter upon and take exclusive possession of, manage, maintain and operate said premises, or any part thereof, make leases for terms deemed advantageous to it, terminate or modify existing or future leases, collect said avails, rents, issues and profits regardless of when earned and use such resources whether legal or equitable as it may deem proper to enforce collection thereof, employ realty agencies or other employees, alter or repair said premises, buy furnishings and equipment therefor when it deems necessary, purchase all kinds of insurance, and in general exercise all powers ordinarily incident to absolute ownership, advance or borrow money necessary for any purpose herein stated to secure a lien is hereby created on the mortgaged premises and on the income therefrom which lien is prior to the lien of any other indebtedness hereby secured, and out of the income retain reasonable compensation for itself, pay insurance premiums, taxes and assessments, and all expenses of every kind, including attorneys' fees incurred in the exercise of the powers herein granted, and from time to time apply any balance of income not, in its sole discretion, needed for the aforesaid purposes, first on the interest and then on the principal of the indebtedness hereby secured, before or after any decree of foreclosure, and on the deficiency in the proceeds of sale, if any, whether there be a decree in possession thereof or not. Whenever all of the indebtedness secured hereby is paid, and the Mortgagee in its sole discretion, feels there is no substantial uncorrected default in performance of the Mortgagor's agreements herein, the Mortgagee, on satisfactory evidence thereof, shall relinquish possession and pay to Mortgagor any surplus income in its hands. The possession of Mortgagee may continue until all indebtedness secured hereby is paid in full or until the delivery of a Master's Deed or Special Commissioner's Deed pursuant to a decree in possession the lien hereof, but it no deed be issued then until the expiration of the statutory period during which it may be issued. Mortgagee shall, however, have the discretionary power at any time to refuse to take or to abandon possession of said premises without affecting the lien hereof. Mortgagee shall have all powers, if any, which it might have had without this paragraph. No suit shall be maintainable against Mortgagee based upon acts or omissions relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession ceases.

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, apparatus, equipment, and appliances unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE the payment of a certain indebtedness from the Mortgagor to the Mortgagee evidenced by a note made by the Mortgagor in favor of the Mortgagee, bearing even date herewith in the sum of Thirty Seven Thousand and no/100 Dollars (\$37,000.00), which note together with interest thereon as provided by said note, is payable in monthly installments of Three Hundred Ten and 51/100 Dollars (\$310.51) or more on the 1st day of each month commencing with May 1, 1978 until the entire sum is paid.

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