KNOW ALL MEN BY THESE PRESENTS, that JULIUS MAJDANICS AND ILONA MAJDANICS, HIS WIFE

of the VILLAGE

of WILLOW SPRINGS , County of COOK

, and State of ILLINOIS

in order to secure an indebtedness of FIFTY- THOUSAND AND 0/100

Dollars (\$ 50,000.00 ), executed a mortgage of even date herewith, mortgaging to

86319571

INLAND MORTGAGE CORPORATION

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

Haw.

LOT 15 (FIFTEEN) IN MAPLE HILL UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PERM. TAX #18-31-206-007 VOL. 084 COMMON ADDRESS: 8224 CRESTVIEW

DEPT-DI RECORDING

\$11.25

T42222 TRAN 0351 07/28/86 15:28:00

\$6491 \$ B \*-86-319571

COOK COUNTY RECORDER

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

NOW, THEREFORE, in order to surther 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 provises herein described, which may have been heretofore or may be hereafter 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 Mortgages the agent of the undersigned for the management of said property, and do hereby authorize the lifortgages to let and re-let said premises or any part thereof, according to its own discretion, and to bring or defend any suits in concern with said premises in its own name or in the name(s) of the undersigned as it may consider expedient, and to make such replies to the premises as it may deem proper or advisable, and to do anything in and about said premises that the undersigned might on, hereby ratifying and confirming anything and everything that the

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 '... undersigned to the Mortgagee, due or to become due, or that may hereafter be contracted, and also toward the payment of all expunses 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 retical ably be necessary.

It is further understood and agreed, that in the event of the event of this assignment, the undersigned will pay rent for the premises occupied by the undersigned at the prevailing rate per no.4h 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 mor.n shall, in and of itself constitute a forcible entry and detainer and the Mortgagee may in its own name and without any notice of 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 right 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 hereund; 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

sleux 10 19 86 day of lows (SEAL) JULIUS MAJDANICS ILONA MAJDANICS (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.

sppeared before me this day in person, and acknowledged that

signed, scaled and delivered the said instrument

free and voluntary act, for the uses and purposes therein set

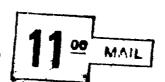
EN under my hand and Notarial Seal, this

Notary Public

THIS INSTRUMENT WAS PREPARED BY:

INLAND MORTGAGE CORPORATION 2100 CLEARWATER DRIVE OAK BROOK, ILLINOIS 605 PREPARER: RUTH MC CARTNEY

44012-3 (1774) 32AR—Standard Individual Form Assignment of Rents for use with Standard Mortgage Form 30Mt and Standard Promissory Note Form 31Nt



SAF Systems and Forms & Accounting Supply, Inc.)

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