

THIS DOCUMENT PREPARED BY:
Donna M. Sanko, Note Teller
THE ELGIN STATE BANK
500 Dundee Avenue
Elgin, Illinois 60120

Mail to
UNOFFICIAL COPY
ASSIGNMENT OF RENTS

Loan No. _____

Individual Form

86342150

85-548

KNOW ALL MEN BY THESE PRESENTS, that Penny L. Pepper, a single person,
of the City of Elgin, County of Cook, and State of Illinois

in order to secure an indebtedness of ---Ninety Thousand and no/100-----
Dollars (\$90,000.00), executed a mortgage of even date herewith, mortgaging to

THE ELGIN STATE BANK

of Elgin, Illinois, hereinafter referred to as the Mortgagee, the following real estate:

Lot 30 in Bent Tree Village, being a subdivision of part of the East half of the West half of Section 7, Township 41 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.

Tax. I.D.#06-07-123-008

Common Address: 1060-1062 Bent Tree Court, Elgin, Illinois 60120

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 and 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 month, 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 1st

day of August A.D., 19 86.

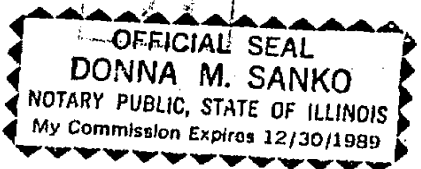
X Penny L. Pepper (SEAL) _____ (SEAL)
Penny L. Pepper (SEAL) _____ (SEAL)

STATE OF ILLINOIS }
COUNTY OF Kane } ss. _____ I, the undersigned, a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Penny L. Pepper

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 she _____ signed, sealed and delivered the said instrument
as her _____ free and voluntary act, for the use and purposes therein set forth.

GIVEN UNDER MY HAND AND Notarial Seal, this 1st day of August, A.D. 19 86.



Donna M. Sanko

Notary Public

86342150

UNOFFICIAL COPY

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Property of Cook County Clerk's Office

DEPT-01 RECORDING \$11.25
T#4444 TRAN 0127 06/08/84 09:57:00
#2475 # D *~~86~~-342150
COOK COUNTY RECORDER

-86-342150

11⁰⁰ MAIL

COOK COUNTY CLERK'S OFFICE
JUL 12 1984
CHICAGO, ILL. 60601