

UNOFFICIAL COPY

SCHAUMBURG

Loan No 06-40210-02

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

KNOW ALL MEN BY THESE PRESENTS that the undersigned, **GEORGE J. KRUEGER and ANNETTE J. KRUEGER, HUSBAND AND WIFE** and **CHARLES P. VENTURA and ARLENE E. VENTURA, HUSBAND AND WIFE** of the **VILLAGE of ELMWOOD PARK** County of **COOK** and State of **ILLINOIS**

In order to secure an indebtedness of **FORTY-FIVE THOUSAND AND NO /100** Dollars (\$ **45000.00**), executed a mortgage of even date herewith, mortgaging to

CRAGIN FEDERAL SAVINGS AND LOAN ASSOCIATION

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

THE SOUTH 10 FEET OF LOT 6 ALL OF LOT 7 AND NORTH 15 FEET OF LOT 8 IN BLOCK 28 IN SCHUMACHER AND GNAEDINGER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF GRAND AVENUE (EXCEPT 2 ACRES THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF SAID SOUTH EAST 1/4 OF SECTION 25; THENCE WEST 20 RODS; THENCE SOUTH 16 RODS; THENCE EAST 20 RODS; THENCE NORTH 16 RODS TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 12-25-413-032 **ALL HAD 9m.**

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 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 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 **8TH**

day of **JUNE** A.D. 19 **87**
George J. Krueger (SEAL) **Annette J. Krueger** (SEAL)
Charles P. Ventura (SEAL) **Arlene E. Ventura** (SEAL)
STATE OF **ILLINOIS**
COUNTY OF _____ } ss. I, the undersigned, a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **GEORGE J. KRUEGER and ANNETTE J. KRUEGER, HUSBAND AND WIFE** personally known to me to be the same persons; whose name **is** are subscribed to the foregoing instrument.

appeared before me this day in person, and acknowledged that **they** signed, sealed and delivered the said instrument as **their** free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this **8TH** day of **JUNE** A.D. 19 **87**

Swan Ebert
Notary Public

MY COMMISSION EXPIRES **11-9-87**

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 **CHARLES P. VENTURA AND ARLENE E. VENTURA, HUSBAND AND WIFE** 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 **they** signed, sealed and delivered the said instrument as **their** free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this **8TH** day of **JUNE** A.D. 19 **87**

SID DECHTER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/28/91

Sid Dechter
Notary Public

MY COMMISSION EXPIRES _____

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Box 403

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1201-2001-11

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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

By _____

President

Secretary

STATE OF _____ }
COUNTY OF _____ } SS.

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 _____ 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 _____

COOK COUNTY RECORDING \$14.00
INDEXED 04/27/07 04:30:00
#4191 3 13 444507
COOK COUNTY CLERK'S OFFICE

THIS INSTRUMENT WAS PREPARED BY RICHARD J. JAHNS
OF CRAGIN FEDERAL SAVINGS AND LOAN ASSOCIATION,
5133 WEST FULLERTON AVENUE, CHICAGO, ILLINOIS 60639

CORPORATIONS AND TRUSTEES

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STATE OF ILLINOIS
COUNTY OF COOK
GIVEN under my hand and Notarial Seal, this 11th day of JUNE, 1987
MY COMMISSION EXPIRES 11-17-87

UNOFFICIAL COPY

Notary Public
A.D. 19 87

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT CHARLES F. VENTURA AND ARLENE E. VENTURA, HUSBAND AND WIFE personally known to me to be the same person as whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

STATE OF ILLINOIS
COUNTY OF COOK
GIVEN under my hand and Notarial Seal, this 11th day of JUNE, 1987
MY COMMISSION EXPIRES 11-17-87

Notary Public
A.D. 19 87

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ANNETTE J. KRUEGER, HUSBAND AND WIFE and GEORGE J. KRUEGER, HUSBAND AND WIFE personally known to me to be the same persons as whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

STATE OF ILLINOIS
COUNTY OF COOK
GIVEN under my hand and Notarial Seal, this 11th day of JUNE, 1987
MY COMMISSION EXPIRES 11-17-87

Notary Public
A.D. 19 87

NOW, THEREFORE, in order to further secure said indebtedness, and as a part of the consideration of said transaction, the undersigned, and act over unto said mortgage, and/or its successors and assigns, all the rents now due or which may hereafter become due under or by virtue of any lease, other 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 rents hereunder unto the mortgagee and especially those certain leases and agreements now existing upon the property heretofore 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 of the undersigned, 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 rents, 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 present time, into per month for each month, and a future on the part of the undersigned to promptly pay said rent on the first day of each month and every month thereafter, until such time as the mortgagee shall constitute a 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 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 required 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 hereafter.

IN WITNESS WHEREOF, this assignment of rents is executed, sealed, and delivered this 11th day of JUNE, 1987.

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THIS INSTRUMENT WAS PREPARED BY RICHARD J. JAHNS
OF CRAIGIN FEDERAL SAVINGS AND LOAN ASSOCIATION
6133 WEST FULLERTON AVENUE, CHICAGO, ILLINOIS 60639

NOTARY PUBLIC
\$19.00
FEE FOR THIS INSTRUMENT
\$19.00
FEE FOR THIS INSTRUMENT
\$19.00
FEE FOR THIS INSTRUMENT

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MY COMMISSION EXPIRES

Notary Public

GIVEN under my hand and Notarial Seal, this _____ day of _____, A. D. 19____
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
ment at each _____ 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 _____ who are personally known to me to be the same persons whose names are subscribed to the foregoing instru-
tion, and _____ Secretary of said Corpora-

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

STATE OF _____
COUNTY OF _____
} SS.

ATTEST
Secretary _____
By _____ President

Secretary this _____ day of _____, A. D. 19____
President and its corporate seal to be hereunto affixed and attested by its

IN WITNESS WHEREOF, the undersigned, CORPORATION, has caused these presents to be signed by its