

# UNOFFICIAL COPY

## ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENTS, that whereas, BORKO PULJIC, an unmarried person,

of the City of Chicago, County of Cook, and  
State of Illinois, in order to secure an indebtedness of Forty-two Thousand  
and no/100 Dollars (\$ 42,000.00)  
executed a mortgage of even date herewith, mortgaging to WASHINGTON SAVINGS AND LOAN ASSOCIATION  
OF CHICAGO

the following described real estate:

Lot 13 and <sup>LOT 14 EXCEPT</sup> the NORTH 29 feet of Lot 14 in Block 4 in Jefferson Gardens, being a  
Subdivision of part of the West half of Section 6, Township 38 North, Range 12  
East of the Third Principal Meridian, in Cook County, Illinois.

**12<sup>00</sup>**

<sup>C. P. O.</sup>  
18-06-109-023 211<sup>th</sup> St

SOUTH OF 710 MILLS STREET, HINSDALE, ILLINOIS  
NORTH OF FULLER AND WEST OF MILLS STREET

and, whereas, WASHINGTON SAVINGS AND LOAN ASSOCIATION OF CHICAGO 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 BORKO PULJIC, an unmarried person,

hereby assign, transfer and set over unto WASHINGTON SAVINGS AND LOAN ASSOCIATION  
OF CHICAGO

hereinafter referred to as the Association, and of 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 Association 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 Association and especially those certain leases and agreements now existing upon the property hereinabove described.

The undersigned, do hereby irrevocably appoint the said Association the agent of the undersigned for the management  
of said property, and do hereby authorize the Association 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 names 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 said Association may do.

It is understood and agreed that the said Association 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 said Association, 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. The Association shall be liable to account only for those rents actually received.

It is understood and agreed that the Association 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.

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

The failure of the Association to exercise any right which it might exercise hereunder shall not be deemed a waiver by  
the Association of its right of exercise thereafter.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 17th  
day of September, A.D., 19 87

..... (SEAL) Borko Puljic (SEAL)

..... (SEAL) Kathi Vulistis (SEAL)  
State of Illinois }  
County of Cook } ss. 1537 SEP 24 AM 11:30 87521608

I, THE UNDERSIGNED, A Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named  
persons personally known to me to be the same persons 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, including the release and waiver of the right of homestead. GIVEN under my hand and Notarial Seal,  
this 17th day of September, A.D. 19 87

Kathi Vulistis  
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY

Janice M. Gembara  
2869 S. Archer Avenue (60608)  
Chicago, IL

OFFICIAL SEAL -  
KATHI VULISTIS  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES 4-20-91

BOX B33 - TH

Yall

71-33-4544

917 574

87521608

mail to

