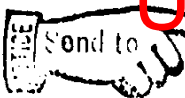


UNOFFICIAL COPY



Loan No. 01-10529464

ASSIGNMENT OF RENTS FOR INDIVIDUALS

87273051

KNOW ALL MEN BY THESE PRESENTS, that CURTIS L. MONTGOMERY AND BEVERLY A. MONTGOMERY, HIS WIFE of the CITY of BELLWOOD BROADVIEW, County of COOK, and State of ILLINOIS

in order to secure an indebtedness of ONE HUNDRED SIXTY FIVE THOUSAND and no/100-----

Dollars (\$ 165,000.00), executed a mortgage of even date herewith, mortgaging to

GreatAmerican Federal Savings and Loan Association, Oak Park, Illinois,

the following described real estate:

LEGAL DESCRIPTION ATTACHED HERETO. PLEASE INITIAL WHERE "X" INDICATED.

and, whereas, said Association 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 Association, hereinafter referred to as the Association, 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 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.

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 15th day of May, 1987.

day of MAY, 1987. A. D., 1987. [Signature] (SEAL) CURTIS L. MONTGOMERY (SEAL)

[Signature] (SEAL) BEVERLY A. MONTGOMERY (SEAL)

STATE OF Illinois } as I, the undersigned, a Notary Public in COUNTY OF Cook: and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT CURTIS L. MONTGOMERY AND BEVERLY A. MONTGOMERY, HIS WIFE 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.

GIVEN under my hand and Notarial Seal, this 15th day of May, A.D. 19 87 [Signature] Notary Public

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PARCEL I:
LOT TWO HUNDRED EIGHT (208) ---LOT TWO HUNDRED NINE (209)--- IN PLOTS
SUBDIVISION OF LOTS ONE (1) TO THIRTY ONE (31) AND THIRTY FOUR (34) TO
THIRTY (36) INCLUSIVE IN BELLWOOD BEING A SUBDIVISION IN THE SOUTH WEST
QUARTER (1/4) OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE
THIRD PRINCIPAL MERIDIAN.

PARCEL II:
THE SOUTH 4 FEET 2 INCHES OF LOT 5, ALL OF LOT 6 AND LOT 7 (EXCEPT THE
SOUTH 8 FEET 4 INCHES) OF BLOCK 5 IN WESTERN ADDITION BEING A SUBDIVISION
OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH
RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 15-09-306-087
PERMANENT INDEX NUMBER: 15-15-406-048

AFFECTS PARCEL I) *eco*
AFFECTS PARCEL II) *eco*
6 I H.
A/GAO M

x B.A.M.
B. A. N.

P. A. 516 MARSHALL AVE.
BELLWOOD, IL 60104

P. A. 1910 S. 16TH AVE.
BROADVIEW, IL 60153

Property Clerk's Office