

Assignment of Rents

(Individual, Corporation, and Corporate Land Trustee)

87291869

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, JOSEPH DERUY and LILLIAN DERUY, HUSBAND AND WIFE of the VILLAGE of GLENVIEW, County of COOK, and State of ILLINOIS

in order to secure an indebtedness of FIFTY-THREE THOUSAND NINE HUNDRED AND NO /100 Dollars (\$ 53900.00), executed a mortgage of even date herewith, mortgaging to

CRAIN FEDERAL SAVINGS AND LOAN ASSOCIATION

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

UNIT NO. 4146-D IN DEARLOVE COVE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOT 1 IN DEARLOVE APARTMENTS BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 32, AND OF PART OF LOTS 3 AND 12 IN COUNTY CLERK'S DIVISION OF SAID SECTION 32, ALL IN COUNTY CLERK'S DIVISION OF SAID SECTION 32, ALL IN TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 3070280 AND RECORDED AS DOCUMENT NUMBER 24795685, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25288521 AND REGISTERED AS DOCUMENT NO. 3137373 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT TAX NUMBER: 04-22-401-125-1295. COMMONLY KNOWN AS: 4146D COVE LANE GLENVIEW, ILLINOIS

MORTGAGOR ALSO HEREBY GRANTS TO MORTGAGEE, ITS SUCCESSORS AND ASSIGNS AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION.

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

87291869

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JOSEPH DERUY (SEAL) LILLIAN DERUY (SEAL)

STATE OF ILLINOIS } COUNTY OF }

I, the undersigned, a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JOSEPH DERUY and LILLIAN DERUY, HUSBAND AND WIFE personally known to me to be the same person whose name 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 28th day of MAY, A.D. 19 87

Notary Public signature

MY COMMISSION EXPIRES 11-19-88

INDIVIDUALS

UNOFFICIAL COPY

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 _____ } SS.
COUNTY OF _____

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

President of _____

and _____ Secretary of said Corpora-
tion, who are personally known to me to be the same persons whose names are subscribed to the foregoing instru-

ment 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 _____

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

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TRAN 5496 05/29/87 16:38:00
#1749 # 4 * 07-29 10669
COOK COUNTY RECORDER

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MY COMMISSION EXPIRES 11-19-88

Notary Public [Signature] A.D. 19 87

GIVEN under my hand and Notarial Seal, this 18th day of MAY 19 87 as their free and voluntary act, for the uses and purposes therein set forth.

appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument personally known to me to be the same person as whose name is subscribed to the foregoing instrument.

LILLIAN DERUY, HUSBAND AND WIFE JOSEPH DERUY and

I, the undersigned, a Notary Public in

STATE OF ILLINOIS

COUNTY OF

JOSEPH DERUY (SEAL) LILLIAN DERUY (SEAL)

A.D. 19 87

IN WITNESS WHEREOF, this assignment of rents is executed, sealed and delivered this 18th

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.

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.

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

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 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

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

and the expense for such attorneys, agents and servants as may reasonably be necessary.

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

Mortgagee may do.

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

direction, and to bring or defend any suits in connection with said premises in its own name or in the name 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

those certain leases and agreements now existing upon the property hereinabove described.

an absolute transfer and assignment of all such leases and agreements and all the avails hereunder unto the Mortgagee and especially

to, or which may be made or agreed to by the Mortgagee under the power herein granted, it being the intention hereby to establish

use or occupancy of any part of the premises hereof, which may have been heretofore or may be hereafter made or agreed

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

derivative hereby assigned, transfer and assignment unto said Mortgagee, and/or its successors and assigns, all the rents now due

NOW, THEREFORE, in order to further secure said indebtedness, and as a part of the consideration of said transaction, the un-

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

COMMONLY KNOWN AS: 4146 W. COVE LANE, GLENVIEW, ILLINOIS 60025

69816828

STANDARD

Clerk's Office

UNOFFICIAL COPY

87291869



DEPT-01 RECORDING
TR#1111 TRAN 9694 05/29/87 14:31:00
#1764 # P * -87-29 10
COOK COUNTY RECORDER

87291869

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

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
ment 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 _____ Secretary of said Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instru-

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ment 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.

I, _____ a Notary Public in and for said County, in
the State aforesaid, DO HEREBY CERTIFY THAT
President of
} SS.
COUNTY OF
STATE OF

ATTEST
By _____ Secretary
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

IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS,
COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE
PROVISIONS OF SAID DELCARATION WERE RECITED AND STIPULATED AT LENGHT HEREIN.

UNRECORDED