

UNOFFICIAL COPY 68149502

ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENTS, that whereas Ihor Hnytko, married to Virginia Hnytko

In order to secure an indebtedness of Eighty Thousand and no/100
(\$80,000.00) DOLLARS, executed a note or even date here-
with to All American Bank of Chicago 3611 N. Kedzie, Chicago, IL. 60618

on the following described real estate:

LOT 4 IN BLOCK "A" IN ROBERTSON AND PATTEN'S ADDITION TO PALATINE, A
SUBDIVISION OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER
OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT TAX J. D. #02-15-208-014

COMMONLY KNOWN AS: 24 W. COMFORT, PALATINE, ILLINOIS

THIS DOCUMENT PREPARED BY: PATRICIA A. STEFFENSEN, ALL AMERICAN BANK OF
CHICAGO 3611 N. KEDZIE, CHICAGO, ILLINOIS 60618

and, whereas, the All American Bank of Chicago is the holder
of said Trust Deed 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 under-
signed, Ihor Hnytko and Virginia Hnytko

hereby assign, transfer and set over unto the All American Bank of Chicago
3611 N. Kedzie, Chicago, Illinois 60618

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 said trustee 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 said trustee and
especially those certain leases and agreements and all the avails hereunder unto the said trustee and especially those certain leases and agree-
ments now existing upon the property hereinabove described.

The undersigned, do hereby irrevocably appoint the said trustee the agent of the undersigned for the management of said property,
and do hereby authorize the said trustee to let and relet said premises, or any part thereof, according to its own discretion, and to bring or de-
fend any suits in connection with said premises in its own name or in the names of the undersigned, and 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 trustee may do.

It is understood and agreed that the said trustee shall have the power to use and apply said avails, issues and profits toward the pay-
ment of any present or future indebtedness or liability of the undersigned to the said trustee, 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 expenses for such attorneys,
agents and servants as may reasonably be necessary.

It is understood and agreed that the said trustee will not exercise its rights under this Assignment until after default in any payment
secured by the trust deed 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 prom-
ises 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 said trustee 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 in-
debtedness or liability of the undersigned to the said trustee shall have been fully paid, at which time this assignment and power of attorney
shall terminate.

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

IN WITNESS WHEREOF, the undersigned have set their hands and seals the 12th day of September 1988

Virginia Hnytko is signing this instrument
solely for the purpose of waiving all of
his/her rights under any applicable
homestead marriage or dissolution of
marriage laws.

Ihor Hnytko (Seal)
Virginia Hnytko (Seal)

68149502

Assignment of Rents

211 American Bank
3611 N. Kedzie
Chicago, Illinois
WITH

John Hytka and Virginia Hytka
as tenants in common
of Chicago, Illinois

UNOFFICIAL COPY

Form 1091 S

MADE IN THE U.S.A. - CHICAGO

88449502

DEFI-01 RECORDING \$12.00
182222 TRAM 0184 09/29/88 16:16:00
#7075 # B * B - 4 - 4 9502
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

Notary Public

A. D. 1988

Given under my hand and notarial seal this _____ day of _____
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, he did affix said corporate seal to said instrument as his own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

_____, Secretary of said Corporation, who are
_____, President of
and
a Notary Public in and for said County in the State aforesaid, do hereby certify that

STATE OF _____
COUNTY OF _____

"OFFICIAL SEAL"
Patricia A. Steffensen
Notary Public, State of Illinois
My Commission Expires 2-28-91

Notary Public

A. D. 1988

Given under my hand and notarial seal this _____ day of _____
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 he signed, sealed and delivered the said instrument as _____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

_____, Secretary of said Corporation, who are
_____, President of
and
a Notary Public in and for said County in the State aforesaid, do hereby certify that

STATE OF _____
COUNTY OF _____