

# UNOFFICIAL COPY

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## ASSIGNMENT OF RENTS AND AGREEMENT NOT TO SELL OR ENCUMBER REAL PROPERTY

In consideration and as security for a loan made or purchased by Insured Financial Acceptance Corp. (hereinafter called "Lender") which loan was made for the improvement of real property described below and is evidenced by a promissory note in favor of

Insured Financial Acceptance Corporation 4455 W. Montrose Ave., Chicago IL

dated October 17, 1988, in the amount of Two thousand two hundred and 0/100 Dollars (\$ 2,200.00), the undersigned, and each of them, (hereinafter called "Borrower") hereby covenant and agree with Lender as follows:

1. The real property referred to herein is located in Chicago, City/County of Cook, State of Illinois and is described as follows:

Lot 13 in Harvard Resubdivision of Lots 3 to 40 in Block 5 and Lots 1 to 42 in Block 6 in Porsyth's subdivision of the North 32 acres of the South 55 acres of the West 1/4 of the North East 1/4 of Section 33, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 20-33-217-031.  
Property Commonly Known As: 3136 S. Princeton, Chicago Illinois.

2. Borrower hereby assigns to Lender all moneys due or to become due to Borrower as rental or otherwise for or on account of such real property, reserving unto Borrower the right to collect and retain any such moneys prior to Borrower's default under the terms of the loan described above;

3. Borrower will not create or permit on this or any encumbrance (other than those presently existing) to exist on said real property and will not transfer, sell, assign or in any manner dispose of said real property or any interest therein without the prior written consent of Lender;

4. Lender is hereby authorized and permitted to cause this instrument to be recorded at such time and in such places as Lender at its option may elect

5. This agreement is expressly intended for the benefit and protection of Lender and all subsequent holders of the note described above. Borrower warrants and represents that Borrower owns the above-described real property.

6. This agreement shall remain in full force and effect until the loan described above shall have been paid in full or until twenty-one (21) years following the death of the last survivor of the undersigned, whichever first occurs.

Dated: October 17, 1988

SIGNATURE Shirley Baxton  
SIGNATURE [Signature]

STATE OF Illinois  
City/County of Cook

SS WITNESS \_\_\_\_\_  
WITNESS \_\_\_\_\_

On this 17th day of October, 1988, before me, the undersigned, a Notary Public in and for said City/County and State, personally appeared Shirley J. Baxton

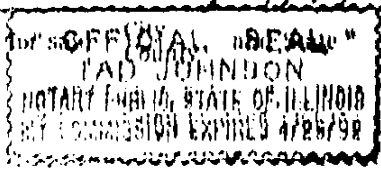
PREPARED BY:  
GUY DE MICCO

and Laura L. Baxton, his wife known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they have executed the same, as their own free act and deed.

WITNESS my hand and official seal.

[Signature]

Notary Public in and for



Space below for recorder's use only

SEPT 21 1988 11:25 AM  
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88-513975  
COUNTY RECORDER

-88-513975

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MAIL TO:  
Insured Financial  
4455 W. Montross  
Chicago, Ill. 60641

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Property of Cook County Clerk's Office