

DOCUMENT # 87303826

THIS 2-4 FAMILY RIDER is made this 15th day of May, 19 87, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Continental Illinois National Bank and Trust Company of Chicago (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

3144 N. Clifton Street, Chicago, Illinois 60657
LOT 42 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 3 AND 4 IN THE SUBDIVISION OF BLOCKS 2 AND 3 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD

2-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

B. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

C. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Uniform Covenant 5.

D. "BORROWER'S RIGHT TO REINSTATE" DELETED. Uniform Covenant 18 is deleted.

E. ASSIGNMENT OF LEASES. Upon Lender's request, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph E, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

F. ASSIGNMENT OF RENTS. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (i) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the rents of the Property; and (iii) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph F.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

G. CROSS-DEFAULT PROVISION. Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

STATE OF ILLINOIS

COOK COUNTY SS.

I, Maureen P. Broderick, a Notary Public in and for said county and state, do hereby certify that Joseph L. Buckles and David A. Lewis, personally known to me to be the same person(s) whose name(s) as subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of May, 1987.

My commission expires: 10/23/89

Maureen P. Broderick
NOTARY PUBLIC

70-99-308 Df

88020877

UNOFFICIAL COPY

OX 333-VJ

Mr Robert K. Johnson
Chicago, Ill
231 S Laramie St
Continental Ill. Bk + Tr Co.

Mail To:

Property of Cook County Clerk's Office

228020888

1908 JAN 14 AM 10:46

- 2020827

UNOFFICIAL COPY

Form 3170 12/83

MULTISTATE 2-4 FAMILY RIDER - FNM/FH/MC Uniform Instrument

778020877

(Seal) Borrower

(Seal) Borrower

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 2-4 Family Rider

Joseph L. Buckler
David A. Lewis

Tax # 14 29-200-004

Apply Address: 3144 N. D.L. ...
Chicago, Ill. 60651

C. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards Security Instrument to be perfected against the Property without Lender's prior written permission.

B. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

A. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with

and Lender further covenant and agree as follows:

2-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower LOT 42 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 3 AND 4 IN THE SUBDIVISION OF BLOCKS 2 AND 3 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD 3146 N. CILTON STREET, CHICAGO, ILLINOIS 60657

of the same date and covering the property described in the Security Instrument and located at: (the "Lender") and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Continental Illinois National Bank and Trust Company of Chicago

THIS 2-4 FAMILY RIDER is made this 15th day of May 19 87

12.00

(Assignment of Rents)

88020877

DOCUMENT # 87303826

Property of Cook County Clerk's Office

UNOFFICIAL COPY

COOK COUNTY CLERK'S
OFFICE (P.O. BOX 333)

1988 JAN 14 AM 10:46

88020877

Property of Cook County Clerk's Office

88020877

MAIL TO: Continental Ill. Bus + Tr. Co.
231 S. LA SALLE ST
Chgo. Ill 60690
Attn: Robert RITCHARD.

BOX 333 - WJ