(Individual Form)

Countr of

35!-0.4 Loss No.

KNOW ALL MEN BY THESE PRESENTS, that Quentin S. Podraza and Diana L. Podraza, His Wife and George D. Grossman and Karen Ann Grossman, His Wife

of the City Chicago

Cook

and State of

Illinois

88066245

BOX 218

in order to secure an indebtedness of FORTY-ONE THOUSAND AND 00/100 S-----

Dollars (\$ 41,000.00), executed a mortgage of even date herewith, mortgaging to

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO

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

The North 18 3/4 feet of Lot 1 in Block 1 in the Subdivision of Blocks 1, 2, 3 and 4 in Johnston and Cox's Subdivision of the South West 1/4 of the South West 1/4 of Section 36, Township 40 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois

1758 North Humboldt Blvd. COMMONLY KNOWN AS: Chicago, Illinois 60647

PERMANENT TAX 110EX NO. 13-36-319-024

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COOK COUNTY RECORDER

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

NOW. THEREFORE, in order to "arther secure said indebtedness, and as a part of the consideration of said transaction, the undersigned hereby assign a transfer and set more unto said Mortgage, and/or its successors and assigns, all the rents now due or which may hereafter become due to her 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 hereinforce or may be hereafter made or agreed to by the Mortgagee under the power herein granted, it being the intention hereby to establish an absolute transfer and assignment of all so of teases and agreements and all the avails hereunder unto the Mortgagee and especially those certain leases and agreements now explain upon the property hereinabove described.

The undersigned do bereby irrevor by i ppoint the Mortzagee the agent of the undersigned for the management of said property, and do bereby authorize the Mortgagee to let and re-let said premises or any part thereof, according to its own discretion, and to bring or defend any suits in council on with said premises in its own name or in the name(s) of the undersigned as it may consider expedient, and to make such read's to the premises as it may deem proper or advisable, and to do anything in and about said premises that the undersigned might jo hereby ratifying and confirming anything and everything that the Mortgagee may do.

It is understood and agreed that the Mortgagee shall have the power to use and apply said avails, issues and profit 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 and the expense for such attorneys, agents and servants as may that making the necessary.

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 understreed at the prevailing rate per 100 th for each room, and a failure on the part of the understigned to promptly pay said rent on the first day of each and every in 110 shall, in and of itself constitute a forcible entry and detainer and the Mortgarce may in its own name and without any notice of 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 or the inhibitedness or liability of the undersigned to the said Mortgagee shall have been fully paid, at which time this assignment and power of attorney shall terminate.

It is understood and agreed that the Mortgagee will not exercise its rights voder this Assignment until after default in any payment secured by the mortgage or after a breach of any of its covenants.

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

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

day_of

January

A. D., 19

(SEAL)

Diag

(SEAL) L. Podraza

George D. Grossman

Illinois

=(SEAL)

go men _(SEAL) Karen An i Grossman

STATE OF COUNTY OF

Cook

Quentin

Mari

I, the undersigned, a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Quentin S. Podraza and Diana L. Podraza, His Wife and George D. Grossman and Karen Ann Grossman, His subscribed to the foregoing instrument. are personally known to me to be the same personS, whose name S

appeared before me this day in person, and acknowledged that they

signed, sealed and delivered the said instrument

their free and voluntary act, for the uses and purposes therein set forth.

S. Podraza

55

GIVEN under my hand and Notatial Seal, this

28th

quary Public

. A.D. 19 88

THIS INSTRUMENT WAS PREPARED BY BOX 218

MARY L. MONTANEZ
SECURITY FEDERAL SAVINGS AND
LOAN ASSOCIATION OF CHICAGO
1209 NORTH MILWAUKEE AVENUE
CHICAGO, ILLINOIS 60622

"OFFICIAL SEAL" Mary L Me

January

WNEAUF

Notary Public, State of III My Commission Expires 10/19/91 00

UNOFFICIAL COPY

20ery of County Clerk's Office

88066245

OFFICIAL SEM
**Mary L. Montanes
**Mary L. Monta