

UNOFFICIAL COPY

ASSIGNMENT OF RENTS FOR INDIVIDUALS

58363148

KNOW ALL MEN BY THESE PRESENTS, that JAMES PHILLIPS AND DOROTHY PHILLIPS,
MARRIED TO EACH OTHER
of the CITY of CHICAGO, County of COOK, and State of ILLINOIS

in order to secure an indebtedness of ONE HUNDRED AND FOUR THOUSAND AND no/100-----
Dollars (\$ 104000.00), executed a mortgage of even date herewith, mortgaging to

Great American Federal Savings and Loan Association, Oak Park, Illinois.

the following described real estate:

THE NORTH 59.46 FEET OF LOTS 59 AND 60 IN PRAIRIE AVENUE ADDITION TO
AUSTIN IN THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 3
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1200

PERMANENT INDEX NUMBER: 16-08-412-027-0000 VOLUME: 548
P.A. 112 NORTH MASON
CHICAGO, IL 60644

and, whereas, said Association is the holder of said mortgage 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 un-
designated hereby assign, transfer and set over unto said Association, hereinafter referred to as the Association, and or 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 Association under the
power herein granted, it being the intention hereby to establish an absolute transfer and assignment of all such leases and agree-
ments and all the avails hereunder unto the Association and especially those certain leases and agreements now existing upon the
property hereinabove described.

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

It is understood and agreed that the said Association 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 said Association, due or to be-
come 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 prem-
ises and collecting rents and the expense for such attorneys, agents and servants as may reasonably be necessary.

It is understood and agreed that the Association 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.

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 under-
signed 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 Association 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 indebtedness or liability of the undersigned to the
said Association shall have been fully paid, at which time this assignment and power of attorney shall terminate.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 8th

day of AUGUST, A. D. 19 88

JAMES PHILLIPS (SEAL)

DOROTHY PHILLIPS (SEAL)

STATE OF ILLINOIS
COUNTY OF COOK

I,

a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JAMES PHILLIPS AND DOROTHY PHILLIPS,
MARRIED TO EACH OTHER
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 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 9th day of August, A.D. 19 88.

Notary Public

58363148