

ASSIGNMENT OF RENTS  
**UNOFFICIAL COPY**

89401984

325042

Know all men by these presents, that whereas, .....

JOSE E. RAMIREZ AND BLANCA RAMIREZ, HIS WIFE  
of the City of Chicago County of Cook and State of ILLINOIS  
in order to secure an indebtedness of Fifty Six Thousand and no/100----- DOLLARS  
executed a mortgage of even date herewith, mortgaging to  
DAMEN SAVINGS AND LOAN ASSOCIATION  
the following described real estate:

Lot 14 (except the South 12 feet) and all of Lots 12 and 13 in Block 1  
in Pharo and Sackett's Subdivision of the South quarter of the East  
half of the North East quarter of Section 1, Township 38 North, Range  
13, East of the Third Principal Meridian, in Cook County, Illinois.

4226-28 South Western, Chicago Illinois 60632  
Permanent Index # 19-01-223-030 and  
19-01-223-044

DEPT-01 \$12.25  
T#4444 TRAN 1811 08/28/89 14:12:00  
5578 \* 32-401984  
COOK COUNTY RECORDER

and, whereas, DAMEN SAVINGS AND LOAN 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 con-  
sideration of said transaction, the said Jose E. Ramirez and  
Blanca Ramirez, his wife  
hereby assign, transfer and set over unto  
DAMEN SAVINGS AND LOAN ASSOCIATION

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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 agreements and all the avails hereunder unto the Asso-  
ciation and especially those certain leases and agreements now existing upon the property herein-  
above described.

The undersigned do hereby irrevocably appoint the Association their true and lawful  
attorney in fact, in the name and stead of the undersigned to collect all of said rents now due or  
arising or accruing at any time hereafter under each and every of the leases and agreements, written  
or verbal, existing or to exist hereafter, for said premises, and to use such measures, legal or equitable,  
as in its discretion may be deemed proper or necessary to enforce the payment or security of such  
rents, or to secure and maintain possession of said premises or any part thereof, and to fill any and  
all vacancies, and to rent, lease or let any portion of said premises to any party or parties at its dis-  
cretion, for such rental or rentals as it may determine, hereby granting full power and authority to  
exercise each and every the rights, privileges and powers herein granted at any and all times here-  
after without notice to the undersigned or to their executors, administrators and assigns, and  
further, with power to use and apply said rents (after the payment of all necessary costs and expenses  
of the care and management of said premises, including taxes and assessments, and commission for  
leasing said premises and collecting rents therefrom paid to any real estate broker appointed by the  
Association at the usual and customary rates then in effect in the City of Chicago, County of Cook,  
Illinois) to the payment of the indebtedness secured by said mortgage or incurred thereunder, due  
or to become due, or that may be hereafter contracted, hereby ratifying and confirming, all that said  
attorney may do by virtue hereof.

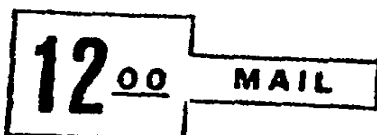
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It is further understood and agreed that the Association may, at its discretion, retain, appoint  
or employ attorneys, agents or servants for the purpose of exercising any of the powers and authority  
herein granted and the Association shall not be liable for any default, miscarriage, acts or omissions  
of such attorneys, agents or servants, if such attorneys, agents or servants were selected with reason-  
able care.

This assignment of rents shall operate only after 30 days' default in any of the payments required  
by the mortgage hereinbefore described, or immediately upon the breach of any of the covenants  
therein contained; and when out of the net rents collected hereunder there shall have been paid all  
the said indebtedness and liabilities, then this instrument shall become void and the Association shall  
release the same by written instrument.

And it is further agreed that no decree or judgment which may be entered on any debts secured  
or intended to be secured hereby shall operate to abrogate or lessen the effect of this instrument,  
but that the same shall continue in full force until the payment and discharge of any and all indebted-  
ness and liabilities secured hereby in whatsoever form the same may be.

IN WITNESS whereof the undersigned ~~xxx~~ have hereunto set their hands and seal  
this 17th day of August, A. D. 1989



JER Jose E Ramirez (SEAL)  
BR Blanca Ramirez (SEAL)

# UNOFFICIAL COPY

I, Kenneth D. Vanek a Notary Public  
in and for and residing in said County, in the State of Illinois, DO HEREBY CERTIFY that JOSE E. RAMIREZ AND  
BLANCA RAMIREZ, HIS WIFE

who are personally known to me to be the same person, S whose name S 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 17th day of August, A. D. 1989

*Kenneth D. Vanek*  
Notary Public

PROPERTY OF COOK COUNTY CLERK'S OFFICE

" OFFICIAL SEAL "  
KENNETH D. VANEK  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES 2/14/92

This instrument was prepared by:  
Laura Gordon  
Damen Savings and Loan Association  
5100 South Damen Avenue, Chicago, Ill.

89701954

## Assignment of Rents

JOSE E. RAMIREZ AND  
BLANCA RAMIREZ, HIS WIFE  
TO  
DAMEN SAVINGS AND LOAN ASSOCIATION



MAIL TO:  
DAMEN SAVINGS AND LOAN ASSN.  
5100 So. Damen Ave.  
Chicago, IL 60609