SIZOYBIM (CAND) CIE,

(Individual Form)

Loan No. 11-506872-1

15th

of the city Chicago

. County of

KNOW ALL MEN BY THESE PRESENTS, that \*\*\*BERNARD L. RIVKIN, a Bachelor\*\*\*

Cook

, and State of

Illinois

in order to secure an indebtedness of \*\*\*TWO HUNDRED FIFTY-SEVEN THOUSAND TWO HUNDRED AND NO/100\*\*\*

Dollars (\$\*257,200.00), executed a mortgage of even date herewith, mortgaging to

## CENTRAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO

Inveinafter referred to as the Mortgages, the following described real estate:

Lot 53 in Block 4 in Charles J. Ford's Subdivision of Blocks 3, 4, 5, 14 and 15 and Lots 1, 2 and 3 of Block 16 of the Subdivision of Section 19, Township 40 North, Range 14, (except the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the Sant 1/2 of he Southeast 1/4), East of the Thi**ld P**idinal panding Meridian, in Co County, Illinois.

\$12.25

T42222 TRAN 9348 09/05/89 11:23:00 Common1, Known As: 3923-27 N. Lincoln Ave., Chicago, 2698 600NY RECORDER P/R/E/I 410-19-203-001

and, whereas, said Mortgages is the rolder 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 undersigned hereby assign, transfer, and set over unto said Martgagee, and/or its successors and assigns, all the rents now due or which may hereafter become due under at 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 Mortgagee under the power herein granted, it being the intention hereby to establish an absolute transfer and assignment of all such leaves and agreements and all the avails hereunder unto the Mortgagee and especially those certain leases and agreements now existing upon the property hereinabove described.

The undersigned, do hereby irrevocable appoint the Mortgagee the agent of the undersigned for the management of said property, and do hereby authorize the Martgagee to let and re-let said promises or any part thereof, according to its own discretion, and to bring or defend any suits in connects a with said premises in its own name or in the name(s) 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 of thereby 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 profits 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 expresses for the cure and management of said premises, including taxes, insurance, assessments, usual and customary commissions to a callestate broker for leasing said premises and collecting rents and the expense for such attorneys, agents and servants as may reasonably be 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 undersigned at the prevailing rate per mon'n or each room, and a failure on the part of the undersigned 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 Mortgagee may in its own name and without any notice or learned, maintain an action of forcible entry and detainer and obtain possession of said premises. This assignment and power of attention the binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties tereto 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 Mortgagee shall have been fully paid, at which time this assignment and power of attorney shall terminate.

It is understood and agreed that the Mortgages 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.

The failure of the Mortgagee to exercise any right which it might exercise becounter 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 🖈. D., 19 89 (SEAL) (SEAL) (SEAL) (SEAL) さりいれのいろ STATE OF COUNTY OF (0016 I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT \*\*\*BERNARD L. RIVKIN, a Bachelor\*\*\* personally known to me to be the same person whose name aubscribed to the foregoing instrument. signed, sealed and delivered the said instrument appeared before me this day person, and acknowledged that he 59-414604 his act, for the uses and purposes therein set forth. 1820 GIVEN under my he Seal, this

THIS INSTRU MY WAS PREPARED BY: Marta B. Figueredo CENTRAL PEDERAL EAVINGS AND LOAN

ASSOCIATION OF CHICAGO 1601 W. Belmont Ave.

Chicago, IL 60657

Mail

"OFFICIAL SEAL" Robert Joseph McCormick Notary Public, State of Illinois My Commission Expires 6/26/93

Property of Coof County Clerk's Office

9-41 1600

\*\*OPFNC:AL SEAL!\*
Rebert Jener b McConnick
\*\*Elsey Public, birds of Cons.
\*\*My Commission Express &\*\*Else\*\*