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Know all men by these presents, that whereas,

SALVADOR ROJAS AND SOLEDAD ROJAS, HIS WIFE
 of the City of Chicago County of Cook and State of ILLINOIS
 in order to secure an indebtedness of Twelve Thousand and no/100-----DOLLARS
 executed a mortgage or even date herewith, mortgaging to
 DAMEN SAVINGS AND LOAN ASSOCIATION
 the following described real estate:

Lot 3 in Block 1 in Frazier's Subdivision of the West half of the
 North West quarter of the North East quarter of the North West quarter
 of Section 8, Township 38 North, Range 14, East of the Third Principal
 Meridian, in Cook County, Illinois.

4720 South Ada, Chicago Illinois 60609
 Permanent Index # 20-08-104-029 ✓

BOX 260

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 consideration of said transaction, the said Salvador Rojas and Soledad Rojas, his wife hereby assign, transfer and set over unto

DAMEN SAVINGS AND LOAN 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 agreements 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 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 discretion, 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 hereafter 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.

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 reasonable 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 indebtedness and liabilities secured hereby in whatsoever form the same may be.

IN WITNESS whereof the undersigned have hereunto set their hand and seal S
 this 27th day of September A. D. 1989
 SR. S. R.

SR Salvador Rojas

(SEAL)

SR Soledad Rojas

(SEAL)

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RE ACKNOWLEDGED FOR RECORDING BECAUSE OF CHANCE OR DATE

STATE OF ILLINOIS
COUNTY OF Cook

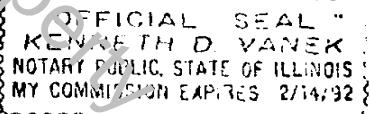
{ ss.

I..... Kenneth D....Vanek..... a Notary Public
in and for and residing in said County, in the State of Illinois, DO HEREBY CERTI-
FY that..... SALVADOR ROJAS AND.....
..... SOLEDAD ROJAS, his wife.....

..... who..... aka..... 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..... 27th.....
day of September 89..... A. D. 19.....

Kenneth D. Vanek
Notary Public



This instrument was prepared by:
Dolores C. Ryerson

Damen Savings and Loan Association
5100 South Damen Avenue, Chicago, Ill.

Assignment of Rents

DR# 8658-8

SALVADOR ROJAS AND

SOLEDAD ROJAS, HIS WIFE

TO

DAMEN SAVINGS AND LOAN ASSOCIATION

Q

DAMEN SAVINGS AND LOAN ASSN.
5100 S. Damen Ave., Chicago, IL 60619

MAIL TO:

UNOFFICIAL COPY

Assignment of Rents

PO557655

SALVADOR ROJAS AND
SOLEDAD ROJAS, HIS WIFE

To:

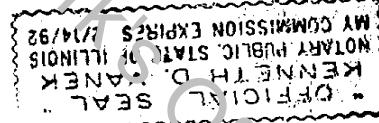
DAMEN SAVINGS AND LOAN ASSN.
5100 So. Damen Ave.
Chicago, IL 60609

MAIL TO:

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

COURT

This instrument was prepared by:
Laurra Gordon
Damen Savings and Loan Association
5100 South Damen Avenue, Chicago, IL



Given under my hand and Notarial Seal, this
day of September, A.D. 1989
Last

Delivered the said instrument to the undersigned instrument, sealed and
before me this day in person and acknowledged that they signed, sealed, affixed and
delivered the said instrument for the uses and purposes herein set forth.

Are personally known to me to be the same persons whose names
are subscribed to the foregoing instrument, appeared
Sole dad Rojas, his wife

TIFY that SALVADOR ROJAS AND
KENNETH D. VANEK

in and for and residing in said County, in the State of Illinois, DO HEREBY CERT-

UNOFFICIAL COPY

ISFAL 1

CIVILS

THE SEAL

Mr. John W. Dickey

IN WITNESS WHEREOF the undersigned Executive Committee set this 27th day of September A.D. 1983
has signed and sealed.

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 all indebtedness and liabilities accrued hereby in whatever form the same may be.

This assignment of rents shall operate only after 30 days default in any of the payments required by the mortgage before acceleration, or immediately upon the receipt of any of the covenants herein contained; and when out of the net rents collected hereunder there 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.

It is further understood and agreed that the Association may, at its discretion, appoint attorney-at-law or attorneys-at-law, agents or servants of attorney, in such attorney, if such attorney, of such attorney, or agents or servants were selected with reasonable care.

The undersigned do hereby irrevocably appoint the Association to act as trustee and lawfully administer my property in fact, in the name and stead of the said Association to collect all of said rents now due or thereafter under each and every of the leases and agreements of lease or tenancy now existing or hereafter made, 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 of said premises to any party or parties at any time vacating, and to rent, lease or let any portion of said premises to any party or parties at any time in occupation, for such rental or rentals as it may determine, here by translating full power and authority to exercise each and every right, privilege and power herein granted at any time and all times hereafter without notice to the undersigned, excepting, administrative and expenses, 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 compensation for lessing said premises and collecting rents therefrom paid to any real estate broker appointed by the Association to take 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 otherwise, due or to become due, or that may be hereafter contracted, hereby ratifying and confirming all that said Association has done and shall do in the premises above described.

DAMEN SAVINGS AND LOAN ASSOCIATION

Solead Rojas, his wife