(Individual Form)

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KNOW ALL MEN BY THESE PRESENTS, that	GUDELIA	L.	GUERRERO,	divorced	and	since	not	remarr	1ed

City of the

Chicago

Cook . County of

. and State of

Illinois

in order to secure an indebtedness of FIFTY THOUSAND AND No/100--

Dollars (\$ 50,000.00), executed a mortgage of even date herewith, mortgaging to

UNIVERSAL SAVINGS AND LOAN ASSOCIATION

hereinafter referred to as the Murtgagee, the following described real estate:

Lot Eight (8) in Block Two (2) in Trego and Smith's Subdivision of the West 697 feet of the East Eighteen (18) Acres of the West Thirty Four (34) Acres of the South Sixty Four (64) Acres of the North West Quarter (1/4) of Section Twenty Five (25) Township Thirty Nine (39) North, Range Thirteen (13) East of the Third Principal Meridian, in Cook County, Illinois and commonly known as 2440 South Whipple Street, Chirago, Illinois.

16-25-116-043-0000 PTN #

2440 5. WHIPPLE ST. - CHGO. IL 60623

and, whereas, said Mortgager in he holder of said mortgage and the note secured thereby:

NOW, THEREFORE, in order to urther secure said indebtedness, and as a part of the consideration of said transaction, the undersigned hereby assign, transfer and set over unto said Mortgagee, and/or its successors and assigns, all the rents now due or which may hereafter become due in her or by virtue of any lease, either oral or written, or any leiting of, or any agreement for the use or occupancy of any part of the premises herein described, which may have been hereinfore 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 a lease, it is not all the new property hereing contact unto the Mortgagee and especially those certain leases and agreements now existing upon the property hereinabove described.

The undersigned, does hereby irrevocably appoint the Mortgagee the agent of the undersigned for the management of said property, and does hereby 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 courte ion with said premises in its own name or in the name(x) 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 much do, 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 profits toward the payment of any present or future indebtedness or liability in 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 lessing 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 north for 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 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 Coverant running with the land, and shall continue in full force and effect until all of the individues 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 right 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 hereur lar shall not be deemed a waiver by the Mortgagee of its right of exercise thereafter.

25th IN WITNESS WHEREOF, this assignment of rents is executed, sealed and delivered the

day of No	ear Luce	A. D., 19 8	-	9	(SEAL)
Gudelia L	. Guerrero	ingo per -4 (SP/	9.5793 1 7. 3	39575668	(SEAL)
STATE OF COUNTY OF	Illinois Cook	} sa.			gned, a Notary Public in
since not	ounty, in the State a remarried wn to me to be the			udelia L. Guerre subscribed to t	ro divorced and he foregoing instrument.
appeared before	e me this day in pe	rson, and acknowledge	d that she	signed, sealed and delive	ered the said instrument

free and voluntary act, for the unen

GIVEN under my hand and Notarial Seal, this

tary Public 2/23/92

iherein set forth.

THIS INSTRUMENT WAS PREPARED BY:

UNIVERSAL SAVINGS AND LOAN ASSOCIATION

1800 South Halsted Street Chicago, Illinois 60608 Anna M. Rios

her

32AR.—Standard Individual Form Assignment of Reots for use with Standard Mortgage Form 30MI and Standard Fromissory Note Form 31MI of the Accounting Division— AS & AS, INC., 111 E. Wacker Drive, Chicago, Illinois 60601

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