

UNOFFICIAL COPY

69142635

Loan No. 12-45867-56

Assignment of Rents

(Individual, Corporation, and Corporate Land Trustee)

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, CHRISTIAN LIFE CHURCH, A NOT-FOR-PROFIT CORPORATION of the VILLAGE of MT. PROSPECT County of COOK and State of ILLINOIS

In order to secure an indebtedness of THIRTY-FIVE THOUSAND AND NO /100 Dollars (\$ 35000.00), executed a mortgage of even date herewith, mortgaging to

CRAGIN FEDERAL BANK FOR SAVINGS

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

UNIT NUMBER 201 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): A PART OF LOT 1 IN PLEASANT RUN SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SAID SURVEY IS ATTACHED AS EXHIBIT 'A' TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY GLENVIEW STATE BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 14, 1972, KNOWN AS TRUST NO. 815 AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 22193723 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

MORTGAGOR ALSO HEREBY GRANTS TO THE MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFORESAID DECLARATION OF CONDOMINIUM

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

PERMANENT TAX NUMBER: 03-15-200-015-1015

1205 Pleasant Run unit 201
Whellig, fe 60090

The failure of the Mortgagee to exercise any right which it might exercise hereunder 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 _____ A.D., 19 _____

(SEAL) (SEAL)
(SEAL) (SEAL)

STATE OF _____ } ss.
COUNTY OF _____ }

I, the undersigned, a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

personally known to me to be the same person whose name _____ subscribed to the foregoing instrument,
appeared before me this day in person, and acknowledged that _____ signed, sealed and delivered the said instrument
as _____ free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this _____ day of _____, A.D. 19 _____

Notary Public

MY COMMISSION EXPIRES _____

INDIVIDUALS

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UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned, CORPORATION, has caused these presents to be signed by its

President and its corporate seal to be hereunto affixed and attested by its

Secretary this 2ND day of MARCH, A. D., 19 89

ATTEST

Harry Schmidt
Secretary

CHRISTIAN LIFE CHURCH
A NOT-FOR-PROFIT CORPORATION
By Daryl Merrill
President

STATE OF ILLINOIS } SS.
COUNTY OF Cook

I, Rosa KALCZYK, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT DARYL MERRILL

President of CHRISTIAN LIFE CHURCH, A NOT-FOR-PROFIT CORPORATION and Harry Schmidt Secretary of said Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President, and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said Instrument as their own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said Secretary then and there acknowledged that as custodian of the corporate seal of said Corporation, did affix the corporate seal of said Corporation to said Instrument as own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 2ND day of MARCH, A. D., 1989

Rosa Kalczyk
Notary Public

MY COMMISSION EXPIRES 8-28-89

89142635
CORPORATIONS AND TRUSTEES

89142635

DEPT-01 \$13.00
T#4444 TRAN 6186 03/31/89 15:18:00
#8719 # D *-89-142635
COOK COUNTY RECORDER

THIS INSTRUMENT WAS PREPARED BY RICHARD J. JAHNS
OF CRAGIN FEDERAL BANK FOR SAVINGS
5133 WEST FULLERTON AVENUE CHICAGO, ILLINOIS 60639

Box 403

H/13-

SECTION 1

MY COMMISSION EXPIRES

Notary Public

GIVEN under my hand and Notarial Seal, this day of A.D. 19

free and voluntary act, for the uses and purposes therein set forth,

appeared before me this day in person, and acknowledged that

personally known to me to be the same person whose name

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

COUNTY OF

STATE OF

day of A.D. 19

IN WITNESS WHEREOF, this assignment of terms is executed, signed and delivered this

The ability of the Mortgagee to exercise any right which it might exercise hereunder shall not be deemed a waiver by the

any payment secured by the mortgage or after a breach of any of its covenants.

It is understood and agreed that the Mortgagee will not exercise its rights under this Assignment until after default in

and the Mortgagee shall have been fully paid, at which time this assignment and power of attorney shall terminate.

It is further understood and agreed, that in the event of the exercise of this assignment, the Mortgagee shall pay rent for

the premises occupied by the undersigned at the prevailing rate per month for each room and shall also pay for the

and the expense for such attorneys, agents and servants as may reasonably be necessary.

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 mortgagor, 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 leasing said premises and collecting rents

and about said premises that the undersigned might do, hereby ratifying and confirming anything and everything that the

Mortgagee may do.

The undersigned, do hereby irrevocably appoint the Mortgagee the agent of the undersigned for the management of

said property, and do 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 connection 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 do, hereby ratifying and confirming anything and everything that the

Mortgagee may do.

Now, THEREFORE, in order to further secure said indebtedness, and as a part of the consideration of said transaction, the un-

dergaged 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 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 referred to, 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 leases and agreements now existing upon the property hereinabove described.

Those certain leases and agreements now existing upon the property hereinabove described.

and, whereas, said Mortgagee is the holder of said mortgage and the note secured thereby;

COMMONLY KNOWN AS: 1205 PLEASANT RUN DRIVE #201 WHEELING, ILLINOIS 60090

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Property of Clerk's Office

Box 403

THIS INSTRUMENT WAS PREPARED BY RICHARD J. JAHNS
OF CREDIT FEDERAL BANK FOR SAVINGS
5133 WEST FULLERTON AVENUE CHICAGO, ILLINOIS 60639

DEPT-01
T#4444 TRAN 6186 03/31/89 15.18.00
#8719 # D *-B7-142635
COOK COUNTY RECORDER

89142635

MY COMMISSION EXPIRES 8-28-89

Notary Public
[Signature]

GIVEN under my hand and Notarial seal, this 2ND day of MARCH, A. D., 1989
and the said Secretary then and there acknowledged that
corporate seal of said Corporation, did affix the corporate seal of said Corporation to said Instrument as
own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.
and this day in person and acknowledged that they signed and delivered the said Instrument as their own free and
ment as such President, and Secretary, respectively, appeared before me
voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth;
and the said Secretary of said Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instru-
tion, and Harry Schmidt Secretary of said Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instru-

President of CHRISTIAN LIFE CHURCH, A NOT-FOR-PROFIT CORPORATION
DARYL MERRILL DO HEREBY CERTIFY THAT
I, *[Signature]* Notary Public in and for said County, in
STATE OF ILLINOIS }
COUNTY OF Cook }
SS. *[Signature]*

By *[Signature]* President
CHRISTIAN LIFE CHURCH
A NOT-FOR-PROFIT CORPORATION

ATTEST
[Signature] Secretary

IN WITNESS WHEREOF, the undersigned, CORPORATION, has caused these presents to be signed by its
President and its corporate seal to be hereunto affixed and attested by its
Secretary this 2ND day of MARCH, A. D., 19 89

AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS
FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFORESAID DECLARATION OF CONDOMINIUM
THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS
AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF
SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

PERMANENT TAX NUMBER: 03-15-200-015-1015

1205 Pleasant Run Unit 201

5MM15CR10ZD 520-15207000
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