

UNOFFICIAL COPY
ASSIGNMENT OF RENTS

O. K: Press

89271069

KNOW ALL MEN BY THESE PRESENTS, that whereas,
..... ZBIGNIEW PITAS AND TERESA PITAS, his wife
of the ... VILLAGE ... of ... MUNDELEIN ... County of ... LAKE ... and
State of ... ILLINOIS ... in order to secure an indebtedness of
ONE HUNDRED EIGHTY THOUSAND AND NO/100-----Dollars (\$180,000.00)
executed a mortgage of even date herewith, mortgaging to
..... BROOKFIELD FEDERAL BANK FOR SAVINGS
the following described real estate:
SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF:

LOT 7 AND THE NORTH 21 FEET OF LOT 8 AS MEASURED ALONG THE WEST LINE OF
ARCHER ROAD, IN JALOVEC'S SUBDIVISION, BEING A SUBDIVISION OF LOT 7 AND
PART OF LOT 8 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN ELGIN MOTOR CORPORATION
SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13,
TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK
COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 18-13-303-034
PROPERTY ADDRESS: 6024 S. ARCHER AVENUE, SUMMIT, ILLINOIS 60501

89271069

..... ZBIGNIEW PITAS AND TERESA PITAS, his wife
hereby assign \$...., transfer \$.... and set \$.... over unto
..... BROOKFIELD FEDERAL BANK FOR SAVINGS

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 said Association the agent of the undersigned for the management of
said property, and do hereby authorize the Association 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 names 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 said Association may do.

It is understood and agreed that the said Association 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 said Association, 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 the expense for such attorneys, agents and servants as may reasonably be necessary.

It is understood and agreed that the Association 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.

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

The failure of the Association to exercise any right which it might exercise hereunder shall not be deemed a waiver by the
Association of its right of exercise thereafter.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 8TH....day
of.... JUNE A. D., 19.. 89.

..... (SEAL)
..... (SEAL)
..... (SEAL)
..... (SEAL)

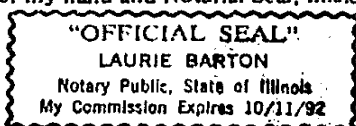
STATE OF ILLINOIS

COUNTY OF: DuPage, ss.

I, Laurie Barton, a Notary Public in and for said County, in
the State aforesaid, DO HEREBY CERTIFY THAT

..... ZBIGNIEW PITAS AND TERESA PITAS, his wife
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 de-
livered 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 8th day of June, A. D., 1989.



Laurie Barton
Notary Public

89271069

-89-271069

IN TESTIMONY WHEREOF the undersigned

UNOFFICIAL COPY

hath caused these presents to be signed by its President and its corporate seal to be here-
unto affixed and attested by its Secretary this day of A. D., 19

ATTEST

Secretary

By

President

STATE OF ILLINOIS

COUNTY OF } SS.

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

President of
and Secretary of said Corpora-

tion, 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 day of A. D., 19

Notary Public.

DEPT-01 143333 TRAM 0780 06/15/89 10:42:00
18844 C *-89-271069
COOK COUNTY RECORDER

Box 20 -89-271069

Assignment of Rents

ZBIGNIEW PITAS
TERESA PITAS

6024 S. ARCHER AVENUE

SUMMIT, ILLINOIS 60501

TO
BROOKFIELD FEDERAL BANK
FOR SAVINGS
9009 OGDEN AVENUE
BROOKFIELD, ILLINOIS 60513

Loan No. 13438

O. K. Press

ASSIGNMENT OF RENTS

89271069

KNOW ALL MEN BY THESE PRESENTS, that whereas, ZBIGNIEW PITAS, his wife, of the VILLAGE of MUNDLEIN, County of LAKE, State of ILLINOIS, in order to secure an indebtedness of ONE HUNDRED EIGHTY THOUSAND AND NO/100 Dollars (\$80,000.00) executed a mortgage of even date herewith, mortgaging to

85562 064

and, whereas, BROOKFIELD FEDERAL BANK FOR SAVINGS, 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 undersigned ZBIGNIEW PITAS, AND TERESA PITAS, his wife, hereby assign, transfer, and sell over unto BROOKFIELD FEDERAL BANK FOR SAVINGS

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 avals hereunder unto the Association and especially those certain leases and agreements now existing upon the property heretofore described. The undersigned, do hereby irrevocably appoint the said Association the agent of the undersigned for the management of said property, and do hereby authorize the Association, 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 names 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 said Association may do. It is understood and agreed that the said Association shall have the power to use and apply said avals, issues and profits toward the payment of any present or future indebtedness or liability of the undersigned to the said Association, 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 the expense for such attorneys, agents and servants as may reasonably be necessary. It is understood and agreed that the Association 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. 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 month 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 Association 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 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 Association shall have been fully paid, at which time this assignment and power of attorney shall terminate. The failure of the Association to exercise any right which it might exercise hereunder shall not be deemed a waiver by the Association of its right of exercise thereafter.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 19th day of JUNE, A.D. 1989.

ZBIGNIEW PITAS (SEAL)
TERESA PITAS (SEAL)

(SEAL)

STATE OF ILLINOIS
COUNTY OF DuPage, ss.
I, *James Gordon*, a Notary Public in and for said County, in

the State aforesaid, DO HEREBY CERTIFY THAT ZBIGNIEW PITAS AND TERESA PITAS, his wife

personally known to me to be the same person, S, whose name S, ATG, 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 19th day of JUNE, A.D. 1989.

"OFFICIAL SEAL"
LAURIE BARNETT
Notary Public, State of Illinois
My Commission Expires 10/11/92

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Box 20

Assignment of Rents

ZBIGNIEW PITAS
TERESA PITAS

6024 S. ARCHER AVENUE

SUMMIT, ILLINOIS 60501

TO
BROOKFIELD FEDERAL BANK
FOR SAVINGS
9809 OGDEN AVENUE
BROOKFIELD, ILLINOIS 60513

Loan No. 13438

O. K. Press

Property of Cook County Clerk's Office

DEPT-01 13.00
T#3333 TRAN 0780 06/15/89 10:42:00
41864 + C * -27-27 1069
COOK COUNTY RECORDER

IN TESTIMONY WHEREOF, the undersigned
hath caused these presents to be signed by its President and its corporate seal to be here-
unto affixed and attested by its Secretary this . . . day of . . . A. D. 19. . .
ATTEST
Secretary
By . . . President
STATE OF ILLINOIS
COUNTY OF . . . } ss.
I, . . . a Notary Public in and for said County, in
the State aforesaid, DO HEREBY CERTIFY THAT
President of . . .
and . . .
tion, 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 . . . day of . . . A. D. 19. . .
Notary Public.