

72-22-293-7

BOX 218 UNOFFICIAL COPY

89392351

Assignment of Rents

(Individual Form)

Loan No. 4030005-6

KNOW ALL MEN BY THESE PRESENTS, that Gary W. Fritz, married to Julie A. Fritz of the City of Winfield, County of DuPage, and State of Illinois

in order to secure an indebtedness of One Hundred Thousand and 00/100's Dollars (\$ 100,000.00), executed a mortgage of even date herewith, mortgaging to

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO

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

The East 200 feet (Except the North 326.70 feet thereof) of the South 1/2 of the South 1/2 of the East 30 acres of the East 1/2 of the North West 1/4 of Section 32, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 10800 W. 131st St. Palos Park, IL 60465

PIN# 23-32-102-010-0000

12.00

and, whereas, said Mortgagee 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 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 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 leases 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 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.

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 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 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 Mortgagee may in its own name and without any notice or demand, maintain an action of forcible entry 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 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 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 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 18th

day of August A. D., 19 89

Gary W. Fritz (SEAL) Cook County, Illinois (SEAL)

STATE OF Illinois } ss. 1989 AUG 23 AM 11:09 89392351
COUNTY OF Cook

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 is Gary W. Fritz, married to Julie A. Fritz subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 18th day of August, A.D. 19 89

Thomas W. Przyborski Notary Public

THIS INSTRUMENT WAS PREPARED BY E Mail to Beatrice Kolodziej SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO 1209 N. MILWAUKEE AVENUE CHICAGO, IL 60622

"OFFICIAL SEAL" Thomas W. Przyborski Notary Public, State of Illinois My Commission Expires 5/9/92

Box 333

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Property of Cook County Clerk's Office