

UNOFFICIAL COPY

9001736

Loan No. 01-49957-55

Assignment of Rents

(Individual, Corporation, and Corporate Land Trustee)

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, CAPITOL BANK AND TRUST TRUST NO. 955, DATED 11-04-85 of the CITY of CHICAGO, County of COOK, and State of ILLINOIS

in order to secure an indebtedness of TWO HUNDRED FIFTY THOUSAND AND NO /100 Dollars 15 250000 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:

LOT 29 IN BLOCK 4 IN SUBDIVISION OF LOT 1 IN COUNTY CLERK'S DIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 2633 N TROY, CHICAGO, ILLINOIS 60647 PERMANENT INDEX #13-25-309-006

RECORDING #13.25
9001736 #7777 TRAN 7654 12/12/90 14:46:00
#214 # G *-90-604736
COOK COUNTY RECORDER

COMMONLY KNOWN AS: 2633 N. TROY, CHICAGO, ILLINOIS 60647

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 of 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 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 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 was 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 _____

[Handwritten Signature]

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IN WITNESS WHEREOF, the undersigned, CORPORATION, has caused these presents to be signed by its Sr. Vice President and its corporate seal to be hereunto affixed and attested by its Assistant Trust Officer ~~Secretary~~ this 4th day of OCTOBER, ~~1990~~ 1990.

ATTEST upon information and belief, under information furnished by the CAPITOL BANK AND TRUST beneficiary or beneficiaries of the trust. The undersigned John E. Houlihan Senior Vice President Sharon K. Crowley Assistant Trust Officer has no personal knowledge of any of the facts or statements herein contained.

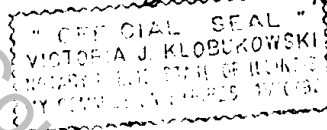
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, Victoria J. Klobukowski, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT John E. Houlihan, Senior Vice President of CAPITOL BANK AND TRUST and Sharon K. Crowley, Assistant Trust Officer ~~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 Senior Vice President, and A.T.O. ~~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 Assistant Trust Officer ~~Secretary~~ then and there acknowledged that she as custodian of the corporate seal of said Corporation, did affix the corporate seal of said Corporation to said Instrument as her 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 4th day of OCTOBER, A. D., 19 90.

Victoria J. Klobukowski
Notary Public.

MY COMMISSION EXPIRES November 10, 1992



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

CORPORATIONS AND TRUSTS

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