

# UNOFFICIAL COPY

MOUNT PROSPECT

Loan No. 12-48077-02

## Assignment of Rents

90117523

(Individual, Corporation, and Corporate Land Trustee)

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, SAMUEL A. SANTANGELO and BARBARA A. SANTANGELO, HUSBAND AND WIFE of the VILLAGE of MT. PROSPECT County of COOK, and State of ILLINOIS

in order to secure an indebtedness of TWO HUNDRED FIFTEEN THOUSAND AND NO /100 Dollars (\$ 215000.00), 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:

COMMONLY KNOWN AS: 364 INLAND DRIVE, WHEELING, ILLINOIS 60090  
ADDITIONAL SECURITY: 1507 ONEIDA LANE, MT. PROSPECT, ILLINOIS 60056  
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 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 is executed, sealed and delivered this 4TH

day of JANUARY A.D., 19 90

Samuel A. Santangelo (SEAL) Barbara A. Santangelo (SEAL)  
SAMUEL A. SANTANGELO (SEAL) BARBARA A. SANTANGELO (SEAL)

STATE OF ILLINOIS  
COUNTY OF Cook } ss.

I, the undersigned, a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT SAMUEL A. SANTANGELO and BARBARA A. SANTANGELO, HUSBAND AND WIFE personally known to me to be the same person whose name is 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 4TH day of JANUARY, A.D. 19 90.

SEAL  
" OFFICIAL SEAL  
LOUIS J. RICHNER  
NOTARY PUBLIC, STATE OF ILLINOIS  
COMMISSION EXPIRES 4/11/92  
MY COMMISSION EXPIRES

Notary Public

90117523

INDIVIDUALS

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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 \_\_\_\_\_ day of \_\_\_\_\_, A. D., 19 \_\_\_\_\_

ATTEST

Secretary

By

RECORDED BY 1970 1912100  
2021 117523  
COOK COUNTY RECORDER

90117523

STATE OF \_\_\_\_\_ } SS.  
COUNTY OF \_\_\_\_\_

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

President of \_\_\_\_\_

and \_\_\_\_\_ 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 Notary Seal, this \_\_\_\_\_ day of \_\_\_\_\_, A. D., 19 \_\_\_\_\_

Notary Public.

MY COMMISSION EXPIRES \_\_\_\_\_

CORPORATIONS AND TRUSTEES

-90 117523

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

3866495

1600

CAROL MOSELEY BRAUN  
REGISTRAR OF TITLES

1990 MAR 15 PM 2 22

3866495

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DELIVERED

New North toll  
see N. Pa. Sell

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PERMANENT TAX NUMBER: 03-04-208-022

LOT ONE HUNDRED FORTY ONE (141) IN BRICKMAN MANOR THIRD ADDITION UNIT NO. ONE, BEING A SUBDIVISION IN THE SOUTH WEST QUARTER (1/4) OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 10, 1964, AS DOCUMENT NUMBER 2144176.

364 INLAND DRIVE, WHEELING, ILLINOIS 60090

PERMANENT TAX NUMBER: 03-12-300-062-0000 (EFFECTS THIS AND OTHER

EASEMENT FOR PARTY WALLS, INGRESS AND EGRESS AS CREATED BY AMENDMENT AND RESTATEMENT OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, PARTY WALLS AND EASEMENTS DATED JUNE 9, 1988 AND RECORDED ON JUNE 10, 1988 AS DOCUMENT NUMBER 88-253528 AND BY SUPPLEMENTAL DECLARATION TO FIRST AMENDMENT TO AGREEMENT TO PROVIDE PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS DATED DECEMBER 19, 1989 AND RECORDED ON DECEMBER 20, 1989 AS DOCUMENT NUMBER 89-508946.

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENT DATED SEPTEMBER 1, 1978 AND RECORDED ON OCTOBER 12, 1978 AS DOCUMENT NUMBER 24666972.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENT DATED JUNE 9, 1988 AND RECORDED JUNE 10, 1988 AS DOCUMENT NUMBER 88-253526.

PARCEL 2:

0252105

THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT NO. 7790590, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 397.88 FEET EAST AND 170.55 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION);

THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 62.75 FEET;

|          |    |    |             |
|----------|----|----|-------------|
| NORTH 08 | 56 | 00 | WEST, 42.88 |
| NORTH 81 | 04 | 00 | EAST, 56.75 |
| SOUTH 08 | 56 | 00 | EAST, 32.30 |
| NORTH 81 | 04 | 00 | EAST, 6.00  |
| SOUTH 08 | 56 | 00 | EAST, 10.58 |

TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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REC'D BY THE  
CLERK OF THE COURT  
SECTION 15 AND 16  
JAN 20 1974



1507 ONEIDA LANE, MT. PROSPECT, ILLINOIS 60056

PERMANENT TAX NUMBER: 03-24-308-022

LOT ONE HUNDRED FORTY ONE (141) IN BRICKMAN MANOR THIRD ADDITION UNIT NO. ONE, BEING A SUBDIVISION IN THE SOUTH WEST QUARTER (1/4) OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 10, 1964, AS DOCUMENT NUMBER 2144176.

364 INLAND DRIVE, WHEELING, ILLINOIS 60090

PERMANENT TAX NUMBER:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENT DATED SEPTEMBER 1, 1978 AND RECORDED ON OCTOBER 12, 1978 AS DOCUMENT NUMBER 24666972.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENT DATED JUNE 9, 1988 AND RECORDED ON JUNE 10, 1988 AS DOCUMENT NUMBER 88-253526.

PARCEL 2:

TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS. THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 10.58 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 6.00 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 32.30 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 56.75 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 42.88 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 62.75 FEET; HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION; ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND AT A POINT 397.88 FEET EAST AND 170.55 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS DESCRIBED AS FOLLOWS: BEGINNING 29, 1923 AS DOCUMENT NO. 7790590, DESCRIBED AS FOLLOWS: BEGINNING PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1923 AS DOCUMENT NO. 7790590, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 397.88 FEET EAST AND 170.55 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION); THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 62.75 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 42.88 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 56.75 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 32.30 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 6.00 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 10.58 FEET.

90117523

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Chicago, Illinois, this 1st day of January, 1900.

CLERK OF COOK COUNTY

COOK COUNTY

Property of Cook County Clerk's Office

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PERMANENT TAX NUMBER: 03-24-308-022

LOT ONE HUNDRED FORTY ONE (141) IN BRICKMAN MANOR THIRD ADDITION UNIT NO. ONE, BEING A SUBDIVISION IN THE SOUTH WEST QUARTER (1/4) OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 10, 1964, AS DOCUMENT NUMBER 2144176.

364 INLAND DRIVE, WHEELING, ILLINOIS 60090

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90117523

1507 ONEIDA LANE, W. PROSPECT, ILLINOIS 60055

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