

UNOFFICIAL COPY

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Loan No. 01-49195-05

Assignment of Rents

(Individual, Corporation, and Corporate Land Trustee)

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, KHODARAHM BONSHAHI and SHIRIN BONSHAHI, HUSBAND AND WIFE of the VILLAGE of SKOKIE, County of COOK, and State of ILLINOIS

in order to secure an indebtedness of TWO HUNDRED NINETY-NINE THOUSAND AND NO /100 Dollars (\$ 299000.00), 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:

THAT PART OF LOT ONE IN OAK TRAILS, A PLANNED UNIT DEVELOPMENT OF PART OF LOT 6 IN LEVENZ BROTHERS SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF SAID PLANNED UNIT DEVELOPMENT HAVING BEEN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON JANUARY 11, 1989 AS DOCUMENT NO. 89015524, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 61.52 FEET; THENCE NORTH 01 DEGREES 35 MINUTES 00 SECONDS EAST ALONG A LINE PARALLEL WITH THE WEST LINE SAID LOT, A DISTANCE OF 187.16 FEET FOR A PLACE OF BEGINNING OF THAT PARCEL OF LAND TO BE DESCRIBED; THENCE CONTINUING NORTH 01 DEGREES 35 MINUTES 00 SECONDS EAST, 59.33 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 00 SECONDS EAST, 48.0 FEET; THENCE SOUTH 01 DEGREES 35 MINUTES 00 SECONDS WEST, 59.33 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 00 SECONDS WEST, 48.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

MORTGAGOR HEREBY GRANTS TO MORTGAGEE ITS SUCCESSORS OR ASSIGNS, AS EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE EASEMENTS SET FORTH IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED AS DOCUMENT NO. 89600283 AND MORTGAGOR MAKES THIS CONVEYANCE SUBJECT TO THE EASEMENTS AND AGREEMENTS RESERVED FOR THE BENEFIT OF ADJOINING PARCELS IN SAID DECLARATION, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO FOR THE BENEFIT OF THE REAL ESTATE ABOVE DESCRIBED AND ADJOINING PARCELS.

COMMONLY KNOWN AS 380 OAK TRAIL, DES PLAINES, ILLINOIS 60016
PERMANENT INDEX # 09-09-201-019; 09-09-401-018

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 1ST

day of JUNE A.D. 19 90

Khodarahm Bonshahi (SEAL)
KHODARAHM BONSHAHI

Shirin Bonshahi (SEAL)
SHIRIN BONSHAHI

STATE OF ILLINOIS
COUNTY OF Cook } ss.

I, the undersigned, a Notary Public in

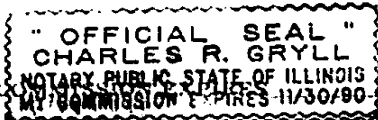
and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT KHODARAHM BONSHAHI and SHIRIN BONSHAHI, HUSBAND AND WIFE

personally known to me to be the same person as whose name is above 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 1ST day of JUNE, A.D. 19 90.



Charles R. Gryll
Notary Public

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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 _____
President

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 Corpora-
tion, who are personally known to me to be the same persons whose names are subscribed to the foregoing instru-
ment 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 _____

DEPT-31 RECORDING \$14.00
TH2322 TRAN 8376 06/08/90 09:27:00
#0266 # B *-90-269753
COOK COUNTY RECORDER

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



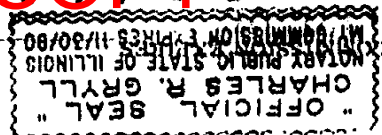
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14.00

UNOFFICIAL COPY

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Charles R. Gryll
Notary Public

GIVEN under my hand and Notarial Seal, this 7TH day of JUNE A.D. 1990

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

appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument personally known to me to be the same person 5 whose name 5 are subscribed to the foregoing instrument, and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT KHODARAHM BONSHAHI and SHIRIN BONSHAHI, HUSBAND AND WIFE

I, the undersigned, a Notary Public in

STATE OF ILLINOIS COUNTY OF COOK

Khodarahm Bonshahi (SEAL) Shirin Bonshahi (SEAL)

day of JUNE A.D. 1990

IN WITNESS WHEREOF, this assignment of rents is executed, sealed and delivered the 1ST

Mortgagee of its right of exercise hereafter. The failure 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 said Mortgage shall have been fully paid, at which time this assignment and power of attorney shall terminate. benefit of the holder, executor, administrators, successors and assigns of the parties hereto and shall be construed as a Covenant and obtain possession of said premises. This assignment and power of attorney shall be binding upon and inure to the detriment and to the Mortgagee may in its own name and without any force or demand, maintain an action of forcible entry and signed to promptly pay said rent on the first day of each and every month shall, in and of itself constitute a forcible entry and 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 further underwrite and agreed, that in the event of the exercise of this assignment, the undersigned will pay rent for and the expense for such attorneys, agents and servants as may reasonably be necessary. taxes, insurance, assessments, usual and customary commissions, a real estate broker for leasing said premises and collecting rents may hereafter be contracted, and also toward the payment of all expenses for the care and management of said premises, including the payment of any present or future indebtedness or liability of the undersigned to the Mortgagee, due or to become due, or that it is understood and agreed that the Mortgagee shall have the power to use and apply said avails, issues and profits toward Mortgagee may do. as it may consider expedient, and to bring or defend any suits in connection with said premises in its own name or in the name of the undersigned, and to bring or defend the Mortgagee to let and re-let said premises or any part thereof, according to its own 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 of the undersigned, in and about said premises that the undersigned in that 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 of the undersigned, as it may consider expedient, and to bring or defend any suits in connection with said premises in its own name or in the name of the undersigned, and to do anything in and about said premises that the undersigned in that do, hereby ratifying and confirming anything and everything that the Mortgagee may do. those certain leases and agreements now existing upon the property hereinabove described. 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 into the Mortgagee and especially an absolute transfer and assignment of all such leases and agreements and all the avails hereunder into the Mortgagee and especially those certain leases and agreements now existing upon the property hereinabove described.

COMMONLY KNOWN AS: 380 DAK TRAIL, DES PLAINES, ILLINOIS 60016

STANDARD

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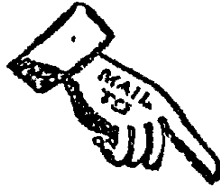
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Property of Cook County Clerk

Handwritten initials

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

90269753

DEPT-91 RECORDING \$14.00
1#2222 TRAN 8378 06/08/90 09:27:00
#0266 # B * -90-269753
COOK COUNTY RECORDER

STATE OF ILLINOIS NOTARIAL PUBLICS

MY COMMISSION EXPIRES

Notary Public

GIVEN under my hand and Notarial Seal, this _____ day of _____, A. D., 19____,
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
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
and _____ Secretary of said Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instru-
tion, who are personally known to me to be the same persons whose names are subscribed to the foregoing instru-

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

STATE OF _____
COUNTY OF _____
SS. _____

ATTEST
By _____ Secretary

President

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