

This instrument was prepared by:
COMMUNITY BANK & TRUST
COMPANY OF EDGEWATER
5340 North Clark Street
Chicago, Illinois 60640
ATTN: ALBERT F. JUNG

91576338

MORTGAGE

THIS MORTGAGE is made this 22nd day of OCTOBER 1991, between the Mortgagor, HANS J. FIEDLER and LINDA M. FIEDLER (tenancy in common), COMMUNITY BANK & TRUST COMPANY OF EDGEWATER (herein "Borrower"), and the Mortgagee, COMMUNITY BANK & TRUST COMPANY OF EDGEWATER, a corporation organized and existing under the laws of ILLINOIS, whose address is 5340 N. CLARK STREET, CHICAGO, ILLINOIS 60640 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY THOUSAND and 00/100ths (20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated OCTOBER 22, 1991 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on OCTOBER 22, 1994.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of COOK, State of Illinois:

TAX I D #14-06-405-002

THE EAST FOUR-FIFTHS OF LOT 19 IN SUBDIVISION OF BLOCK 8 AND LOTS 1 TO 7 INCLUSIVE IN BLOCK 9 IN BARRETT AND GALLOWAY'S RESUBDIVISION OF BLOCKS 7, 8 AND 9 IN HENRY TOWN AND OF THE NORTH 100 FEET OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1721 WEST THORNADLE, CHICAGO, ILLINOIS 60660

TAX I D #14-08-109-010

LOT 30 AND 31 IN BLOCK 2 IN FEINBERG'S ADDITION TO EDGEWATER, A SUBDIVISION OF LOT 1 OF EDSON'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1461-63 WEST RASCHER, CHICAGO, ILLINOIS 60640

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COOK COUNTY RECORDER

which has the address of as above (Street) (City) (herein "Property Address"); (State and Zip Code)

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

91576338

UNOFFICIAL COPY

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly installments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments which may attach in priority over this Mortgage, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof.

The Funds shall be held in an institution of the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account, or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing interest and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency within 30 days from the date notice is mailed by Lender to Borrower requesting payment thereof.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 18 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, then to the principal of the Note, and then to interest and principal on any Future Advances.

4. Charges; Taxes. Borrower shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may attach in priority over this Mortgage, and leasehold payments or ground rents, when due, directly to the payee thereof. Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall make payment directly, and in the manner which has priority over this Mortgage; provided, that Borrower shall not be required to discharge any such lien so long as Borrower shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender, or shall in good faith contest such lien by, or defend enforcement of such lien in, legal proceedings which operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require; provided, that Lender shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All premiums on insurance policies shall be paid in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, directly to the insurance carrier.

All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, and Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of this Mortgage is not thereby impaired. If such restoration or repair is not economically feasible or if the security of this Mortgage would be impaired, the insurance proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments. If under paragraph 18 hereof the Property is acquired by Lender, all right, title and interest of Borrower in and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pass to Lender to the extent of the sums secured by this Mortgage immediately prior to such sale or acquisition.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and consistent documents. If a condominium or planned unit development shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part hereof.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankruptcy or decedent, then Lender at Lender's option, upon notice to Borrower, may make such appearances, disbursements of sums and take such action as is necessary to protect Lender's interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the Property to make repairs. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and

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Lender's written agreement or applicable law. Borrower shall pay the amount of all mortgage insurance premiums in the manner provided under paragraph 2 hereof.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. **Inspection.** Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, there shall be applied to the sums secured by this Mortgage such proportion of the proceeds as is equal to that proportion which the amount of the sums secured by this Mortgage immediately prior to the date of taking bears to the fair market value of the Property immediately prior to the date of taking, with the balance of the proceeds paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date such notice is mailed, Lender is authorized to collect and apply the proceeds, at Lender's option, either to restoration or repair of the Property or to the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments.

10. **Borrower Not Released.** Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest.

11. **Forbearance by Lender Not a Waiver.** Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Mortgage.

12. **Remedies Cumulative.** All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively.

13. **Successors and Assigns Bound; Joint and Several Liability; Captions.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17 hereof. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

14. **Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail, return receipt requested, to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

15. **Uniform Mortgage; Governing Law; Severability.** This form of mortgage combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property. This Mortgage shall be governed by the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of the Mortgage and the Note are declared to be severable.

16. **Borrower's Copy.** Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

17. **Transfer of the Property; Assumption.** If all or any part of the Property or an interest therein is sold or transferred by Borrower without Lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliance, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable. Lender shall have waived such option to accelerate if, prior to the sale or transfer, Lender and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Lender and that the interest payable on the sums secured by this Mortgage shall be at such rate as Lender shall request. If Lender has waived the option to accelerate provided in this paragraph 17, and if Borrower or successor in interest has executed a written assumption agreement accepted in writing by Lender, Lender shall release Borrower from all obligations under this Mortgage and the Note.

If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 14 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 18 hereof.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

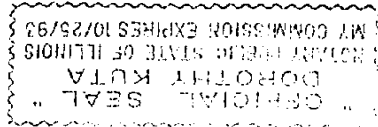
18. **Acceleration; Remedies.** Except as provided in paragraph 17 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall mail notice to Borrower as provided in paragraph 14 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports.

19. **Borrower's Right to Reinstate.** Notwithstanding Lender's acceleration of the sums secured by this Mortgage, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time

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(Space Below This Line Reserved For Lender and Recorder)



Notary Public

My Commission expires:

Given under my hand and official seal, this 22nd day of OCTOBER, 1991

set forth.

signed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein

subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that I the Y

personally known to me to be the same person(s) whose name(s) ARE

do hereby certify that HANS J. FIEDLER, and LINDA M. FIEDLER

I, THE UNDERSIGNED, a Notary Public in and for said county and state,

STATE OF ILLINOIS, COOK County ss:

LINDA M. FIEDLER Borrower

Linda M. Fiedler

HANS J. FIEDLER Borrower

Hans J. Fiedler

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

23. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.

22. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

21. Future Advances. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the security of the

indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of the

Mortgage, exceed the original amount of the Note plus US \$

20. Assignment of Rents; Appointment of Receiver; Lender in Possession. As additional security hereunder, Borrower

hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18

hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, and at any time prior to the expiration

of any period of redemption following judicial sale, Lender, in person, by agent or by judicially appointed receiver, shall be

entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those

past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the

Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable

attorney's fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for

those rents actually received.

20. Assignment of Rents; Appointment of Receiver; Lender in Possession. As additional security hereunder, Borrower

no acceleration had occurred.

19. Acceleration. If Borrower fails to pay the sums secured by this Mortgage when due, or if Borrower

breaches any other covenants or agreements of Borrower contained in this Mortgage, Lender may, at its option, declare

this Mortgage, the Note and notes securing Future Advances, if any, had no acceleration occurred; (b) Borrower cures all

breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable

expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in

enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and

(d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest

in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such

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ASSIGNMENT OF RENTS

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Chicago, Illinois

OCTOBER 22,

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KNOW ALL MEN BY THESE PRESENTS, that whereas COMMUNITY BANK & TRUST COMPANY OF EDGEWATER, an Illinois banking corporation, hereinafter called "Assignee" is the owner of the note in the principal amount of \$ 20,000.00 executed by

HANS J. FIEDLER

and secured by a mortgage, deed of trust or security deed dated OCTOBER 22, 19 91 and recorded or registered in the office of RECORDER OF DEEDS COOK County, State of Illinois, on property now owned by HANS J. FIEDLER and LINDA M. FIEDLER (tenancy in common)

hereinafter called "Assignor", and legally described as follows:

****SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF****

and whereas Assignor desires further to secure to Assignee the full and complete performance of each of the covenants, agreements and promises contained in the bond or note and mortgage, deed of trust or security deed referred to above:

NOW, THEREFORE, in consideration of the premises and of the sum of One Dollar and other good and valuable considerations to Assignor in hand paid by Assignee, the receipt and sufficiency of which are hereby acknowledged, Assignor does hereby assign, transfer and set over unto Assignee the possession of the mortgaged property above described, and of all the rents issues and profits now due or to become due and derived from such property, until the obligation above referred to shall have been fully paid and satisfied or until Assignee shall be entitled to such possession by order of court or operation of law, such assignment to be subject to the following terms and conditions:

1. Until default shall have occurred in the full and complete performance of any of the agreements, covenants and promises in the bond or note and mortgage, deed of trust or security deed, Assignor may continue to collect the rents, issues and profits from the above property. Upon occurrence of such a default Assignor shall deliver to Assignee all leases of the premises above described, or any portion thereof. This assignment of rents shall be an assignment of all such leases to Assignee and Assignor will execute any further assignment necessary to perfect the transfer of such leases to Assignee.
2. All sums collected and received by Assignee out of the rents, issues and profits of such property shall be first applied by it to the payment of: the costs of collection thereof; the costs of management, repairs and upkeep of the property, including the purchase of such additional furniture and equipment as the Assignee in its sole discretion may deem necessary for the maintenance of proper rental value of the property; all taxes, assessments, premiums for public liability insurance and insurance premiums payable by the mortgagor or grantor as provided in the mortgage or deed of trust described above and any taxes imposed upon or collectible by Assignee under any federal or state law or any law or ordinance enacted by any political subdivision thereof, or any supplements or amendments thereto, provided, however, that such tax shall be based upon the employment by Assignee of persons necessary to the operation of the property under this assignment. Second, the balance, if any, which shall be known as "the net income", shall be applied toward the reduction of the mortgage indebtedness and interest accrued thereon. Provided, however, that no credit shall be given by Assignee for any sums received from the rents, issues and profits of the property until the money collected is actually received at Assignee's home office and no credits shall be given for any uncollected rents or other uncollected amounts or bills, nor shall credit on the mortgage indebtedness be given for rents, issues and profits derived from the property after Assignee shall obtain possession of the premises under order of court or by operation of law.

91516338

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Box No. _____

Assignment of Rents

TO
COMMUNITY BANK & TRUST COMPANY
OF EDGEWATER

COMMUNITY BANK & TRUST COMPANY
OF EDGEWATER

3340 NORTH CLARK STREET
CHICAGO, ILLINOIS 60640

NOTARY PUBLIC STATE OF ILLINOIS
DONORAMA KUTA
OFFICIAL SEAL
MY COMMISSION EXPIRES 10/28/93

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 _____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Given under my hand and notarial seal this _____ 22nd day of _____ OCTOBER 19 91
Notary Public

State of _____ ILLINOIS
County of _____ COOK
SS. _____ COOK
THE UNDERSIGNED
_____ HANS J. FIEDLER and LINDA M. FIEDLER
Notary Public in and for said County, in

HANS J. FIEDLER
LINDA M. FIEDLER

3. Assignee may, after occurrence of default as above provided, from time to time appoint and dismiss such agents or employees as shall be necessary for the collection of the rents, issues and profits and for the proper care and operation of the property and assignor hereby grants to such agents or employees so appointed full and irrevocable authority on assignor's behalf to manage the property and to do all acts relating to such management, including among others the making of new leases in the name of the owner or otherwise, the alteration or amendment of existing leases, the authorization of repairs or replacements to maintain the building or buildings and chattels situated upon the property in good and tenable condition and the making of such alterations or improvements as, in the judgment of assignee, may be necessary to maintain or increase the income from the property. Assignee shall have the sole control of such agents or employees whose remuneration shall be paid out of rents, issues and profits as hereinafter provided, at the rate of compensation accepted in the community wherein the property is situated unless otherwise specified and assignor hereby expressly releases assignee of any liability to assignor for the acts of such agents and agrees that assignee shall not be liable for their neglect or for monies that may come into their hands unless actually received by assignee at its home office.

4. Assignor agrees that nothing in this assignment shall be construed to limit or restrict in any way the rights and powers granted in the mortgage instruments to assignee or the trustee named in any deed of trust. The collection and application of the rents, issues and profits to the mortgage indebtedness or as otherwise above provided shall not constitute waiver of any default which might at the time of application or thereafter exist under the mortgage instrument, and the payment of the indebtedness secured by such instruments may be accelerated in accordance with their terms, notwithstanding such application. Notice of default may be recorded and foreclosure sale held under such mortgage or deed of trust, notwithstanding that assignee continues in possession of the property, both real and personal, herein referred to, and continues to collect the rents, issues and profits thereof.

This Assignment shall inure to the benefit of assignee and its successors and assigns and shall be binding upon the heirs, executors, successors and assigns of assignor. IN WITNESS WHEREOF, each of the assignors has hereunto set his or her hand and seal, or caused this agreement to be executed by its authorized officers and its corporate seal to be hereunto affixed, the 22nd day of OCTOBER, 1991.

8-20-91

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**** SCHEDULE "A" ****

TAX I D #14-06-405-002

THE EAST FOUR-FIFTHS OF LOT 19 IN SUBDIVISION OF BLOCK 8 AND LOTS 1 TO 7 INCLUSIVE IN BLOCK 9 IN BARRETT AND GALLOWAY'S RESUBDIVISION OF BLOCKS 7, 8 AND 9 IN HENRY TOWN AND OF THE NORTH 100 FEET OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1721 WEST THORNADLE, CHICAGO, ILLINOIS 60660

TAX I D #14-08-109-010

LOT 30 AND 31 IN BLOCK 2 IN FEINBERG'S ADDITION TO EDGEWATER, A SUBDIVISION OF LOT 1 OF EDSON'S SUBDIVISION OF PART OF THE SOUTH $\frac{1}{2}$ OF THE NORTH WEST $\frac{1}{4}$ OF THE NORTH WEST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1461-63 WEST RASCHER, CHICAGO, ILLINOIS 60640

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