(Individual Form)

Loan	No

rall

73-28-078

day of

November

KNOW ALL MEN BY THESE PRESENTS, that Padro L. Rivera and Luz E. Rivera, his wife, as joint tenants.

of the

City

of Chicago

County of

Cook

and State of Illinois

in order to secure an indebtedness of

One hundred and twenty three thousand eight hundred dollars and 10/100 ry millings Dollars (\$123,800.00), executed a mortgage of even date herewith, mortgaging to

## SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION

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

PIN: 13-34-404-027

ADDRESS: 1936 N. Kedvale, Chicago III. 60639

LOT 14 AND THE NORTH 1/2 OF LOT 15 IN BLOCK 5 IN GARFIELD, A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL ATRIDIAN, IN COOK COUNTY, ILLINOIS.

1st MORTGAGE 3.00

and, whereas, said Mortgager in he holder of said mortgage and the note secured thereby:

NOW. THEREFORE, in order to urther secure said indebtedness, and as a part of the consideration of said transaction, the undersigned hereby assign—, transfer—and set—over unto said Mortgages, and/or its successors and assigns, all the rents now due or which may hereafter become the practic 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 herefore or may be hereafter made or agreed to by the Mortgages under the power herein granted, it being the intention hereby to establish an absolute transfer and assignment of a back heres and agreements and all the avails hereunder unto the Mortgages and especially those certain leases and agreements now existing upon the property hereinahove 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 conjection with said premises in its own name or in the name(s) of the undersigned, as it may consider expedient, and to make such reprise to the premises as it may does proper or advisable, and to do snything in and about said premises that the undersigned might do, hereby ratifying and confirming anything and everything that the Mortgageo may do.

It is understood and agreed that the Mortgagee said 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 e-penses for the care and management of said premises, including taxes, insurance, assessments, usual and constantly commissions to a roal estate broker for leasing said premises and collecting rents and the expense for such attorneys, agents and servants as may zea onably 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 prevaiting rate per another 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 Mortgages 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 inverted 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 also of the heirs, executors 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 also of the heirs, executors are accounted as a covenant running with the land, and shall continue in full force and effect until also of the heirs.

It is understood and agreed that the Mortgages 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 fallure of the Mortgageo to exercise any right which it might exercise hereunder shall not be deemed a waiver by the Mortgageo of its right of exercise thereafter.

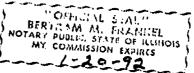
IN WITNESS WHEREOF, this assignment of rents is executed, sealed and delivered time 7 ch

A. D., 1991

× Pedi	O. Balle ro L. Rivera	(SE(SE	(AL)	Luz E. Rivora	(SEAL)
	ILLINOIS LAKE	<b>88.</b>		I, the undersign	ed, a Notary Public in
and for said Cou	inty, in the State a	foresaid, DO HEREB		is joint tenants.	
		ume person whose rson, and acknowledg		subscribed to the	foregoing instrument.
ns their	free and volu	ntary act, for the use:	and purposes theref	naet forth	
GIVEN under m	ny hand and Notar	ial Soul, thin 7th	day of	No with r	, A.D. 1991
				Notary Public	

is instrument was prepared by:

Document Prepared By Paula Lirbina 1200 N. Ashland Ave. #501 Chicago, IL. 60622



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## UNOFFICIAL COPY

Coop County Clark's Office

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