Gerardo Delgado, married to Norma A. Delgado.

KNOW ALL MEN BY THESE PRESENTS, that

Cook , County of

, and State of

1-20-92

Illinois

in order to secure an indebtedness of

City

of the

One hundred and twenty four thousand dollars & 0/100 Dollars (\$ 124,000.00), executed a mortgage of even date herewith, mortgaging to

## SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION

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

PIN: 13-36-101-029

ADDRESS: 2334-36 N. Sacramento, Chicago III. 60647

Chicago

LOTS 4, 5 AND 6 (EXCEPT THE SOUTH 11 FEET OF SAID LOT 6) IN BLOCK 2 IN BLANCHARD'S SUBDIVISION OF THE NORTH 22 RODS OF THAT PART LYING WEST OF MILWAUKEE AVENUE OF THE NORTH WEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE LO EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

and Whereas, said Mortgagee is the holder of said mortgage and the note secured thereby:

NOW, THEREFORE, in order to far her secure said indebtedness, and as a part of the consideration of said transaction, the undersigned hereby assign a transfer and set over unto said Mortgages, and or its successors and assigns, all the rents now due or which may hereafter become due water 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 premise solvered described, which may have been hereforce or may be betterfiter unde or agreed to by the Nortgages under the power herein granted, at being the intention hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avails hereunder unto the Mortgages and especially those certain leases and agreements new existing v<sub>o</sub> at the property betweenowed described.

The undersigned, do hereby irrevocally appoint the Mortgagee the agent of the undersigned for the management of said property, and do hereby authorize the Nortgagee to let and reclet 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 repower on the premises us it may deem proper or advisable, and to do anything in and about said premises that the undersigned might do needly ratifying and confirming anything and everything that the Mortgagee may do.

It is understood and agreed that the Mortgagee shall have one power to use and apply said avails, issues and profits toward the payment of any present or future indebtedness or hability is 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 coal estate broker for leasing said premises and collecting rents and the expense for such afterness, agents and servants as may recombly 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 no alt 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 montly stall, in and of itself constitute a forcible entry and detainer and the Mortgagee may in its own name and without any notice of 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 benefit of the land, and shall continue in full force and effect until all of the u debt dness 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 Mortgages will not exercise its rights volve 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 hereun er shall not be deemed a waiver by the Mortgagee of its right of exercise thereafter.

IN WITNESS WHEREOF, this assignment of rents is executed, scaled and delivered this 17th

may of May	A D. 19 91			
Gerardo Dela	lgado (SEAL)			(SEAL)
	(SEAL)			. (SEAL)
STATE OF ILLINOIS COUNTY OF LAKE	85.		1, the undersigned, a N	otary Public in
	tate aforesaid, DO HEREBY CI	Norm	rdo Dulgado, marric a A. Dulgado, subscribed to the forego	_
	the same person—whose name in person, and acknowledged the	•	RUDACTINED to the foreign	
as their free and	voluntary act, for the uses and	purposes thereignset for		
GIVEN under my hand and \$	Notarial Scal. this 17th	ya	y Notary Public	A to 19 9 1
THIS INSTRUMENT WAS	PREPARED BY	-		,

ocument Prepared By Paula Urbina 1200 N. Ashland Ave. #501 Chicago, IL 00822

## **UNOFFICIAL COPY**

COOK COUNTY, I. HOIS

Property of County Clerk's Office