

Assignment of Rents

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KNOW ALL MEN BY THESE PRESENTS, that the undersigned, VICTOR KLASSEN and ERLENE I. KLASSEN, his wife

of the Village of Glenview County of Cook and State of Illinois,

In consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, in hand paid, the receipt whereof is hereby acknowledged, do hereby sell, assign, transfer and set over unto FIRST SAVINGS AND LOAN ASSOCIATION OF SOUTH HOLLAND, a corporation organized and existing under the laws of the State of Illinois (hereinafter referred to as the Association) all the rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of or any agreement for the use or occupancy of any part of the following described premises:

LEGAL CONTAINED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

The undersigned hereby represents that no such lease or agreement has an unexpired term of more than one year, nor has any rent been paid thereunder more than one installment in advance; and the undersigned hereby covenants not to collect any of the rents, issues or profits in advance of the time they become due under or by virtue of any such lease or agreement, nor to modify or amend any such existing lease or agreement by extending the term thereof or by reducing the amount of rent due thereunder.

THIS INSTRUMENT WAS PREPARED BY: Gloria M. Rasmussen
FIRST SAVINGS AND LOAN ASSOCIATION OF SOUTH HOLLAND
475 East 162nd Street, South Holland, IL 60473

It being the intention of the undersigned hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder into the Association, whether the said leases or agreements may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Association under the power herein granted.

The undersigned, do hereby irrevocably appoint the said Association their agent for the management of said property, and do hereby authorize the Association to let and relet 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 names 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 said Association may do.

It being understood and agreed that the said Association 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 said Association, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses and the care and management of said premises, including taxes and assessments which may in its judgment be deemed proper and advisable, hereby ratifying and confirming all that said Association may do by virtue hereof. It being further understood and agreed that in the event of the exercise of this assignment, the undersigned will pay rent for the premises occupied by them at the rate of \$ MARKET RATE per month, and a failure on their part promptly to 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 Association 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 Association shall have been fully paid, at which time this assignment and power of attorney shall terminate.

It is understood and agreed that the Association will not exercise any of its rights under this Assignment until after default in the payment of any indebtedness or liability of the undersigned to the Association.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, this 14th day of

JULY A.D., 19 92.

VICTOR KLASSEN (SEAL)

Erlene I. Klassen (SEAL)
ERLENE I. KLASSEN

92579394

STATE OF ILLINOIS

COUNTY OF COOK

I, THE UNDERSIGNED a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT VICTOR KLASSEN and ERLENE I. KLASSEN, his wife

personally known to me to be the same persons whose names are 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 29 day of JULY A.D., 19 92.

David J. Sanes
Notary Public
My Commission Expires 6-22-94

73-50-494 of Carlson (3) all

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UNOFFICIAL COPY

BOX 67

Assignment of Rents

TO

**FIRST SAVINGS AND LOAN
ASSOCIATION
OF SOUTH HOLLAND**

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PARCEL 1:

THAT PART OF LOT 1 IN ALGONQUIN LANE, BEING A RESUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: (THE EAST LINE OF SAID LOT IS ASSUMED AS "NORTH-SOUTH" FOR THE FOLLOWING COURSES) BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH ON SAID EAST LINE, 121.40 FEET; THENCE WEST 26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42.50 FEET, THENCE WEST 58.0 FEET, THENCE NORTH 37.67 FEET, THENCE EAST 14.0 FEET, THENCE NORTH 4.83 FEET, THENCE EAST 44.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 2:

THAT PART OF LOT 1 IN ALGONQUIN LANE, BEING A RESUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: (THE EAST LINE OF SAID LOT IS ASSUMED AS "NORTH-SOUTH" FOR THE FOLLOWING COURSES) BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH ON SAID EAST LINE 173.90 FEET; THENCE WEST 65.50 FEET TO THE POINT OF BEGINNING; THENCE WEST 45.50 FEET; THENCE SOUTH 57.67 FEET, THENCE EAST 27.0 FEET, THENCE NORTH 0.34 FEET, THENCE EAST 14.0 FEET, THENCE NORTH 4.83 FEET, THENCE EAST 4.50 FEET, THENCE NORTH 52.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 3:

THAT PART OF LOT 1 IN ALGONQUIN LANE, BEING A RESUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: (THE EAST LINE OF SAID LOT IS ASSUMED AS "NORTH-SOUTH" FOR THE FOLLOWING COURSES) BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH ON SAID EAST LINE, 226.40 FEET, THENCE WEST 65.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 52.50 FEET, THENCE WEST 45.50 FEET, THENCE NORTH 57.67 FEET, THENCE EAST 27.0 FEET, THENCE SOUTH 0.34 FEET, THENCE EAST 14.0 FEET, THENCE SOUTH 4.83 FEET THENCE EAST 4.50 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 4:

THAT PART OF LOT 1 IN ALGONQUIN LANE, BEING A RESUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: (THE EAST LINE OF SAID LOT IS ASSUMED AS "NORTH-SOUTH" FOR THE FOLLOWING COURSES) BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT, THENCE NORTH ON SAID EAST LINE 226.40 FEET, THENCE WEST 26.0 FEET TO THE POINT OF BEGINNING, THENCE NORTH 42.50 FEET, THENCE WEST 58.0 FEET, THENCE SOUTH 37.67 FEET, THENCE EAST 14.0 FEET, THENCE SOUTH 4.83 FEET, THENCE EAST 44.0 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 5:

MORTGAGOR ALSO HEREBY GRANTS TO THE MORTGAGEE, ITS SUCCESSORS OR ASSIGNS AS EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE THE EASEMENTS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS MADE BY SKOKIE TRUST AND SAVINGS BANK, AS TRUSTEE, UNDER TRUST AGREEMENT DATED APRIL 26, 1977 AND KNOWN AS TRUST No. 91-549, DATED FEBRUARY 4, 1978 AND FILED FEBRUARY 6, 1978 AS DOCUMENT LR 2997961 WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO, AND AS CREATED BY DEED FROM SKOKIE TRUST AND SAVINGS BANK, AS TRUSTEE, UNDER TRUST AGREEMENT DATED APRIL 26, 1977 AND KNOWN AS TRUST No. 91-549, TO VICTOR KLASSEN AND ERLINE I. KLASSEN, HIS WIFE, DATED JULY 14, 1977 AND RECORDED ON 8-5th, 1992 AS DOCUMENT NUMBER 92579392, FOR INGRESS AND EGRESS, AND MORTGAGOR MAKES THIS CONVEYANCE SUBJECT TO THE EASEMENTS AND AGREEMENTS RESERVED FOR THE BENEFIT OF ADJOINING PARCELS IN SAID DECLARATION AND DEED, WHICH ARE INCORPORATED HEREIN BY REFERENCE THERETO FOR THE BENEFIT OF THE REAL ESTATE ABOVE DESCRIBED AND ADJOINING PARCELS.

THIS MORTGAGE/DOCUMENT IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN THE DOCUMENTS LISTED ABOVE, THE SAME AS THOUGH THE PROVISIONS OF SAID DOCUMENTS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

ADDRESS OF PROPERTY: 1492-1498 South Frownstone Court
Mount Prospect, IL 60056

PERMANENT INDEX NOS.: 08-15-400-070-0000
08-15-400-071-0000
08-15-400-072-0000
08-15-400-073-0000

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INSTRUCTIONS

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BOX 67

INSTRUCTIONS

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