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7007 W. 40th St. ①

92619018
ASSIGNMENT OF MORTGAGE

Stickney, Ill

The RESOLUTION TRUST CORPORATION was appointed conservator of CLYDE FEDERAL SAVINGS ASSOCIATION, pursuant to Resolution Order 90-275 of the Office of Thrift Supervision dated February 1, 1990.

The RESOLUTION TRUST CORPORATION, as Conservator of CLYDE FEDERAL SAVINGS ASSOCIATION, for value received does hereby grant, sell, assign, transfer, set over and convey to SOUTHERN MORTGAGE ACQUISITION, INC. ("Assignee"), its successors and assigns without recourse and without any warranties, any interest the Assignor may have /in a mortgage/deed of trust/ recorded as document number 85 080 947 covering the property in said mortgage as shown on attached Exhibit "A".

IN WITNESS WHEREOF, this Assignment has been executed this 31 day of MAY, 1991. # 19-06-105-018 DEPT. OF RECORDING \$23.00
T#9999 TRAN 2247 08/20/92 12:17:00
#9617 # *92-619018
COOK COUNTY RECORDER

92619018

RESOLUTION TRUST CORPORATION,
Conservator of CLYDE FEDERAL SAVINGS ASSOCIATION

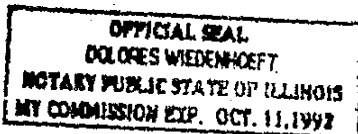
By: *William R. Shyer*
Name: WILLIAM R. SHYER
Title: Manager, Real Estate Office

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
COUNTY OF COOK)

Prepared by:
When Recorded Return to:
UNITED COMPANIES LENDING CORPORATION,
P. O. Box 1591
Baton Rouge, LA 70821-1591
Francis McCallad

The foregoing instrument was acknowledged before me this 31 day of MAY, 1991, by the above named individual who is authorized to execute this document under Delegation of Authority by John L. DelaGrange, Managing Agent for RESOLUTION TRUST CORPORATION, as Conservator of CLYDE FEDERAL SAVINGS ASSOCIATION.



Dolores Wiedenheft
Notary Public

Prepared by:
SOUTHERN MORTGAGE ACQUISITION, INC.
1041 ESSEN LANE
BATON ROUGE, LA 70809

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Property of Cook County Clerk's Office

ENCLOSURE

SEARCHED
SERIALIZED
INDEXED
FILED

UNOFFICIAL COPY 85 080 947

THIS INSTRUMENT WAS PREPARED BY:
William F. Glulaho, Resident Counsel
7222 WEST CERMAK ROAD
NORTH RIVERSIDE, ILLINOIS 60546

MORTGAGE

#01-10363119

THIS INDENTURE WITNESSETH: That the undersigned

THE COSMOPOLITAN NATIONAL BANK OF CHICAGO

a National Banking Association

a corporation organized and existing under the laws of the UNITED STATES of AMERICA, not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to the undersigned in pursuance of a Trust Agreement dated JULY 06, 1964, and known as trust number 14296, hereinafter referred to as the Mortgagor, does hereby Mortgage ~~and~~ to

CLYDE FEDERAL SAVINGS AND LOAN ASSOCIATION

a corporation organized and existing under the laws of the UNITED STATES OF AMERICA, hereinafter referred to as the Mortgagee, the following real estate, situated in the County of COOK in the State of Illinois, to wit:

LOT 3 IN BLOCK 1 IN NEW BOHEMIA HOME ADDITION, A SUBDIVISION OF LOTS 34 AND 35 OF CIRCUIT COURT PARTITION IN THE NORTH WEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 7007 WEST 40TH STREET, STICKNEY, ILLINOIS 60402.

12.00

PERMANENT INDEX NO. 19-05-105-018

Tr. No 19-06-105-018

TOGETHER with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or otherwise and any other thing now or hereafter therein or thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, venetian blinds, window shades, storm doors and windows, floor coverings, screen doors, in-a-door beds, awnings, stoves and water heaters (all of which are declared to be a part of said real estate whether physically attached thereto or not); and also together with all easements and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over unto the Mortgagee, whether now due or hereafter to become due under or by virtue of any lease or agreement for the use or occupancy of said property, or any part thereof, whether said lease or agreement is written or verbal and whether it is now or may be hereafter existing or which may be made by the Mortgagee under the power herein granted to it; it being the intention hereof (a) to pledge said rents, issues and profits on a parity with said real estate and not secondarily and such pledge shall not be deemed merged in any foreclosure decree, and (b) to establish an absolute transfer and assignment to the Mortgagee of all such leases and agreements and all the avails thereunder together with the right in case of default, either before or after foreclosure sale, to enter upon and take exclusive possession of, manage, maintain and operate said premises, or any part thereof, make leases for terms deemed advantageous to it, to terminate or modify existing or future leases, collect said avails, rents, issues and profits regardless of when earned and use such measures whether legal or equitable as it may deem proper to enforce collection thereof, employ renting agencies or other employees, alter or repair said premises, buy furnishings and equipment therefor when it deems necessary, purchase all kinds of insurance, and in general exercise all powers ordinarily incident to absolute ownership, advance or borrow money necessary for any purpose herein stated to secure which a lien is hereby created on the mortgaged premises and on the income therefrom which lien is prior to the lien of any other indebtedness hereby secured, and out of the income retain reasonable compensation for itself, pay insurance premiums, taxes and assessments, and all expenses of every kind, including attorneys' fees incurred in the exercise of the powers herein given, and from time to time apply any balance of income not, in its sole discretion, needed for the aforesaid purposes, first on the interest and then on the principal of the indebtedness hereby secured, before or after any decree of foreclosure, and on the deficiency in the proceeds of sale, if any, whether there be a decree in personam therefor or not. Whenever all of the indebtedness secured hereby is paid, and the Mortgagee, in its sole discretion, feels there is no substantial uncorrected default in performance of the Mortgagor's agreements herein, the Mortgagee, on satisfactory evidence thereof, shall relinquish possession and pay to Mortgagor any surplus income in its hands. The possession of Mortgagee may continue until all indebtedness secured hereby is paid in full or until the delivery of a Master's Deed or Special Commissioner's Deed pursuant to a decree foreclosing the lien hereof, but if no deed be issued then until the expiration of the statutory period during which it may be issued. Mortgagee shall, however, have the discretionary power at any time to refuse to take or to abandon possession of said premises without affecting the lien hereof. Mortgagee shall have all powers, if any, which it might have had without this paragraph. No suit shall be sustainable against Mortgagee based upon acts or omissions relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession ceases.

TO HAVE AND TO HOLD the said property with said buildings, improvements, fixtures, appurtenances, apparatus and equipment unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE the payment of a certain indebtedness from the Mortgagor to the Mortgagee evidenced by a note made by the Mortgagor in favor of the Mortgagee, bearing even date herewith, in the sum of *** TWENTY-FOUR THOUSAND AND NO /100 *** Dollars (\$ 24000.00), which note together with interest thereon as provided by said note, is payable in monthly installments of *** TWO HUNDRED NINETY-FIVE AND 81/100 *** DOLLARS (\$ 295.81) on the FIRST day of each month, commencing with AUGUST 01, 1965 until the entire sum is paid.

To secure performance of the other agreements in said note, which are hereby incorporated herein and made a part hereof, and which provide, among other things, for an additional monthly payment of one-twelfth (1/12th) of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises. And to secure possible future advances as hereinafter provided and to secure the performance of the Mortgagor's covenants herein contained.

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