

ASSIGNMENT OF RENTS

WLADYSLAW PLUSKWA AND

KNOW ALL MEN BY THESE PRESENTS, that whereas,
WLADYSLAWA PLUSKWA, HIS WIFE.

of the CITY of CHICAGO, County of COOK, and
State of ILLINOIS. In order to secure an indebtedness of
ONE HUNDRED SEVENTY-FIVE THOUSAND AND 00/100

Dollars is 175,000.00,
This instrument was prepared for
COOK COUNTY RECORDER
450 W. DuSable St.

executed a mortgage of even date herewith, mortgaging to
COMMUNITY SAVINGS BANK
the following described real estate SEE ATTACHED RIDER

THE EAST FORTY-FIVE (45) FEET OF LOT FORTY-FIVE (45) IN HULBERT
FULLERTON AVENUE HIGHLAND SUBDIVISION NUMBER TWENTY-THREE (23), BEING A
SUBDIVISION IN THE NORTHWEST HALF (NW-1/2) OF SECTION TWENTY-EIGHT (28),
TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS;

PERMANENT INDEX NUMBER: 13-26-128-023.

PROPERTY COMMONLY KNOWN AS:
5301 W. GEORGE STREET - CHICAGO, ILLINOIS 60641.

5/322270

hereby assign, transfer and set over unto
COMMUNITY SAVINGS BANK

hereinafter referred to as the Association and/or its successors and assigns, all the rents now due or which may here-
after become due under 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 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, it being
the intention hereby to establish an absolute transfer and assignment of all such leases and agreements and all the
avails hereunder unto the Association and especially those certain leases and agreements now existing upon the prop-
erty hereinabove described.

The undersigned, do hereby irrevocably appoint the said Association the agent of the undersigned for the man-
agement of said property, and do hereby authorize the Association to let and re-let 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 ratify-
ing and confirming anything and everything that the said Association may do.

It is 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 Associ-
ation, 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
real estate broker for leasing said premises and collecting rents and the expense for such attorneys, agents and servants
as may reasonably be necessary.

It is understood and agreed that the Association will not exercise its rights under this Assignment until after de-
fault in any payment secured by the mortgage or after a breach of any of its covenants.

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 month 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 Association may in its own name and without any notice or de-
mand, 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.

The failure of the Association to exercise any right which it might exercise hereunder shall not be deemed a
waiver by the Association of its right of exercise thereafter.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 26th

day of AUGUST A. D. 19 92

DEPT-01 RECORDING 12:55:00
12:22:22 TRAM 7544 09/02/92 12:55:00
\$4221 ÷ *92-650884
COOK COUNTY RECORDER

Wladyslaw Pluskwa (SEAL)
WLADYSLAW PLUSKWA
Wladyslaw Pluskwa (SEAL)
WLADYSLAW PLUSKWA
(SEAL)
(SEAL)

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

92650884 2300

I, Kathleen McKenna, a Notary Public in and for said County, in
the State aforesaid, DO HEREBY CERTIFY THAT WLADYSLAW PLUSKWA AND WLADYSLAWA PLUSKWA, 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 de-
livered 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 28th day of August A. D. 19 92

"OFFICIAL SEAL"
KATHLEEN MCKENNA
Notary Public, State of Illinois
My Commission Expires 9/8/94

BOX 33T
[Signature]
Notary Public

UNOFFICIAL COPY

Assignment of Rents

Box 331

MLADYSLAW PLUSKWA AND

MLADYSLAW PLUSKWA

4801 W. GEORGE STREET

CHICAGO, ILLINOIS 60641

COMMUNITY SAVINGS BANK
4801 W. BELMONT AVENUE
CHICAGO, IL 60641

Loan No. 13720-5

Property of Cook County Clerk's Office

STATE OF ILLINOIS
COUNTY OF _____
}

the State aforesaid, DO HEREBY CERTIFY THAT

President of _____

and _____

Secretary of said Corpora-

tion, who are personally known to me to be the same persons whose names are subscribed to the foregoing instru-

ment as such _____

President, and _____

Secretary, respectively, appeared before me

this day in person and acknowledged that they signed and delivered the said instrument as their own free and

voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth;

and the said _____

Secretary then and there acknowledged that _____ as custodian of the

corporate seal of said Corporation, did affix the corporate seal of said Corporation to said instrument as _____ own free

and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this _____ day of _____, A. D., 19 _____

ATTEST

Secretary

By _____

President

IN TESTIMONY WHEREOF, the undersigned

hath caused these presents to be signed by its _____

President and its corporate seal to be here-

unto affixed and attested by its _____ Secretary this _____ day of _____, A. D., 19 _____

Notary Public

48805926

UNOFFICIAL COPY

KNOW ALL MEN BY THESE PRESENTS, that whereas, WLADYSLAW PLUSKWA AND HIS WIFE, KATHLEEN MCKENNA

of the County of COOK, State of ILLINOIS, do hereby certify that WLADYSLAW PLUSKWA AND HIS WIFE, KATHLEEN MCKENNA

are 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 28th day of August, 1992.

Notary Public in and for said County, in

STATE OF ILLINOIS, COUNTY OF COOK, ss. KATHLEEN MCKENNA

DEPT-01 RECORDING \$23.00
T#2222 TRAM 7544 09/02/92 12:55:00
#4221 # * - 92 - 650884
COOK COUNTY RECORDER

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 28th day of August, 1992.

The failure of the Association to exercise any right which it might exercise hereinafter shall not be deemed a waiver by the Association of its right to exercise thereafter.

It is further understood and agreed that the Association 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.

It is understood and agreed that the Association shall have the power to use and apply said avals, 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 for the care and management of said premises, including taxes, insurance, assessments, usual and customary commissions for a real estate broker for leasing said premises and collecting rents and the expense for such attorneys, agents and servants as may reasonably be necessary.

It is understood and agreed that the Association shall have the power to use and apply said avals, 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 for the care and management of said premises, including taxes, insurance, assessments, usual and customary commissions for a real estate broker for leasing said premises and collecting rents and the expense for such attorneys, agents and servants as may reasonably be necessary.

The undersigned, do hereby irrevocably appoint the said Association the agent of the undersigned for the management of said property, and do hereby authorize the Association to let and re-let 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, 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 is understood and agreed that the Association shall have the power to use and apply said avals, 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 for the care and management of said premises, including taxes, insurance, assessments, usual and customary commissions for a real estate broker for leasing said premises and collecting rents and the expense for such attorneys, agents and servants as may reasonably be necessary.

hereinafter referred to as the Association, and/or its successors and assigns, all the rents now due or which may hereafter become due under 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 heretofore or may be hereafter made or agreed to by the Association under the power herein granted, it being the intention hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avals hereunder into the Association and especially those certain leases and agreements now existing upon the property hereinabove described.

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

COMMUNITY SAVINGS BANK

hereby assigns, transfers and sets over unto COMMUNITY SAVINGS BANK

transaction, the undersigned WLADYSLAW PLUSKWA AND HIS WIFE, KATHLEEN MCKENNA

in order to further secure said indebtedness, and as a part of the consideration of said

of the CITY of CHICAGO, County of COOK, State of ILLINOIS

KNOW ALL MEN BY THESE PRESENTS, that whereas, WLADYSLAW PLUSKWA AND HIS WIFE, KATHLEEN MCKENNA

ASSIGNMENT OF RENTS Loan No. 13720-5 92650884

INDIVIDUAL OR CORPORATION ILL. S. & L. License 1915 Form No. 12

51322270

Notary Public
A. P. 19 92

SEAL
SEAL
SEAL

WLADYSLAW PLUSKWA
KATHLEEN MCKENNA

Dollars to 175,000.00

O. K. Press Chicago

UNOFFICIAL COPY

hath caused these presents to be signed by its
unto affixed and attested by its

President and its corporate seal to be here
Secretary this day of A. D., 19

ATTEST

By

President

Secretary

STATE OF ILLINOIS }
COUNTY OF } SS.

I, a Notary Public in and for said County, in
the State aforesaid DO HEREBY CERTIFY THAT

President of
and Secretary of said Corpora-

tion, who are personally known to me to be the same persons whose names are subscribed to the foregoing instru-
ment as such President, and Secretary, respectively, appeared before me
this day in person and acknowledged that they signed and delivered the said Instrument as their own free and
voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth;

and the said Secretary then and there acknowledged that as custodian of the
corporate seal of said Corporation, did affix the corporate seal of said Corporation to said Instrument as
own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this day of A. D., 19

Notary Public.

92650884

Box 331

Assignment of Rents

WLADYSLAW PLUSKWA AND

WLADYSLAWA PLUSKWA

5301 W. GEORGE STREET

CHICAGO, ILLINOIS 60641

TO

COMMUNITY SAVINGS BANK
4801 W. BELMONT AVENUE
CHICAGO, IL 60641

Loan No. 13720-5