

ASSIGNMENT OF RENTS

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73-84-118NA

Know all men by these presents, that BRIAN L. GEISERT AND SUSAN E. GEISERT, HUSBAND AND WIFE, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON.

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

in order to secure an indebtedness of ONE HUNDRED FORTY SEVEN THOUSAND EIGHT HUNDRED AND 00/100 executed their mortgage of even date herewith, mortgaging to NORTH SIDE FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO, the following described real estate: LOTS 27 AND 28 IN BLOCK 4 IN ZERO PARK ACCORDING TO PLAT RECORDED JULY 23, 1890 IN BOOK 41 OF PLATS PAGE 38 AS DOCUMENT 1307983 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PIN# 14-08-124-015

and whereas, NORTH SIDE FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO, is the holder of said mortgage and the note secured thereby:

Now, THEREFORE, in order to further secure said indebtedness, and as part of the consideration of said transaction, the said BRIAN L. GEISERT AND SUSAN E. GEISERT, HUSBAND AND WIFE, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON

hereby sell, assign, transfer, let, demise and set over unto the said NORTH SIDE FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO, the possession of and all the rents, issues and profits now due and which may hereafter become due and for by virtue of any lease, whether written or verbal, or any letting of, of any agreement for the use or occupancy of any part of the premises hereinbefore described, which may heretofore or may be hereafter made or agreed to, or which may be made by the assignee herein under the power herein granted, it being the intention to hereby establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the assignee herein.

And the said BRIAN L. GEISERT AND SUSAN E. GEISERT, HUSBAND AND WIFE, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON

hereby irrevocably appoint the said NORTH SIDE FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO, their agent for the management of said property, and they may let and re-let said premises or any part thereof according to their own discretion, and they may bring or defend any suits in connection with said premises in their own name or in our names, as they consider expedient, and may make such repairs to the premises as they consider expedient, and they may do anything in and about said premises that we might do, hereby ratifying and confirming anything and everything that our said attorney may do.

Said assignee and attorney-in-fact shall apply the proceeds of said building first in payment of the taxes and operating expenses and then on account of the principal and interest of said indebtedness as they consider expedient.

In the event of the exercise of this agreement the said BRIAN L. GEISERT AND SUSAN E. GEISERT, HUSBAND AND WIFE, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON

agree to pay rent for the apartment or apartments occupied by them at the rate of THE AVERAGE MONTHLY RENTAL THEN IN FORCE THROUGHOUT THE BUILDING

per month for each room, and a failure on their part 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 said assignee may in their own name, and without any notice or demand, maintain an action of forcible entry and detainer and obtain possession of said apartment or apartments.

This assignment and power of attorney shall only be operative in the event of a default in the payment of the principal or interest secured by said mortgage, or in the event of a breach of any of the covenants in said mortgage contained.

And this assignment and power of attorney shall continue in full force and effect until the indebtedness secured by said mortgage, including interest and advances, have been duly paid at which time this assignment and power of attorney shall terminate.

This agreement shall be binding upon and inure to the benefit of the heirs, executors and assigns of the parties hereto, and shall be construed as a covenant running with the land.

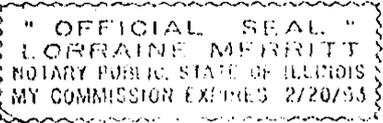
Given under THEIR hand and seal this 1st day of DECEMBER A.D. 19 92

Brian L. Geisert (Seal)
Susan E. Geisert (Seal)
BRIAN L. GEISERT
SUSAN E. GEISERT

State of Illinois
County of Cook

I, LORRAINE MERRITT, a Notary Public in and for said County, in the State aforesaid, do hereby certify that BRIAN L. GEISERT AND SUSAN E. GEISERT

personally known to me to be the same person whose name subscribed to the foregoing Instrument, appeared before me this day in person, and acknowledged that The 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 Official Seal, this 12th day of December A.D. 19 92



Lorraine Merritt
Notary Public.

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Box 86

ASSIGNMENT
OF RENTS

BRYAN L. GEISERT AND SUSAN E. GEISERT
HUSBAND AND WIFE, AS JOINT TENANTS
AND NOT AS TENANTS IN COMMON

4455-57 W. FARRAGUT AVENUE
CHICAGO, ILLINOIS 60640
To



5159 North Clark Street
CHICAGO, ILLINOIS

LOAN NUMBER 6484-11

Date DECEMBER 1, 19 92
PREPARED BY: SHARON J. YOUNG
5159 N. CLARK STREET
CHICAGO, ILLINOIS 60640

Property of Cook County Clerk's Office

CHICAGO, ILLINOIS
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