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KNOW ALL MEN BY THESE PRESENTS, that the undersigned, CHICAGO TITLE AND TRUST COMPANY	92958140
TR. NO. 1097686 DATED: NOVEMBER 9, 1992	
of the CITY of CHICAGO , County of COOK	, and State of ILLINOIS
in order to secure an indebtedness of SEVENTY-TWC THOUSAND AND NO/100-	
Dollars (\$ 72000.00), executed a montgage of even date herewith, mortgaging	to

CRAGIN FEDERAL BANK FOR SAVINGS

hereinafter referred to as the Mortgages, the following described real estate: LOT 5 IN REGAN'S SUBDIVISION OF THE WEST 120 FEET OF LOT 26, IN OAKRIDGE ADDITION, BEING A SUBDIVISION OF THE SOUTH 19 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 313 OAK RIDGE, HILLSIDE, ILLINOIS 50152 PERMANENT INDE: 4/5-17-4/3-030

DEFT-01 RECORDING

\$23,00

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- CODE COUNTY RECORDER

and, whereas, said Mortgagee is the jolder of said mortgage and the note secured thereby:

NOW, THEREFORE, in order to further secure said indebtedness, and as a part of the consideration of said transaction, the undersigned hereby assign, transfer and set over unto said Mortgages, 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 the promises herein described, which may have been hereinfore or may be intention hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avails hereunder unto the Mortgagee and especially those certain leases and agreements now existing upon the property hereinabove described.

The undersigned, do hereby irrevocably point the Mortgagee the agent of the undersigned for the management of said property, and do hereby authorize the Mortgagee of let and rollet said premises or any part thereof, according to its own discretion, and to bring or defend any suits in consulten with said premises in its own name or in the name(s) 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 anything in and about said premises that the undersigned in light do, hereby ratifying and confirming anything and everything that the Mortgagee may do.

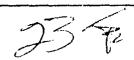
It is understood and agreed that the Mortgagee shall have the power to use and apply said avails, issues and profits toward the payment of any present or future indebtedness or liability of the undersigned to the Mortgagee, due or to become due, or that may hereafter be contracted, and also toward the payment of sepenses for the care and management of said premises including taxes, insurance, assessments, usual and customary con mit sions to a roat estate broker for leasing said premises and collecting rents and the expense for such attorneys, agents and servent as may reasonably be necessary.

It is turther understood and agreed, that in the event of the exercise of this assignment, the undersigned will pay rout for the premises occupied by the undersigned at the prevailing rate per north 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 north shall, in and of itself constitute a forcible entry and detainer and the Mortgagee may in its own name and without any note or demand, maintain an action of furcible 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 condensity of the independence or liability of the undersigned to the said Mortgagee shall have been fully paid, at which time this exignment and power of attorney shall terminate.

It is understood and agreed that the Mortgages 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.

The failure of the Marteagre to exercise any right which it might exercise hereunder shall not be deemed a waiver by the

Mortgagee of its right of exercise thereafter. IN WITNESS WHEREOP, this ussign			
of			O _{Ka}
The property of the second	(SEAL)		(SEA
	(SEAL)		(SEA
	(SEAL)		(SEA
STATE OF	se.		I, the undersigned, a Notary Public
and for said County, in the State aforesaid,			
personally known to me to be the same porto			ed to the foregoing instrument, appears
before me this day in person, and pernowled			
GIVEN under my hand and Notarial Seal, t			
	-		Notary Public



MY COMMISSION EXPIRES

900 PX	ESP HOS
HIC CO' ITTINOIS P0936	SI33 MEST FULLERTON AVENUE, C
	OF CRACIN FEDERAL BANK FOR SAVINGS
SNH	THIS INSTRUMENT WAS PREPARED BY RICH AT 1 1A
Notary Public. Notary Public. Lynda S. Earrie Lynda S. Earrie Lynda S. Earrie Motary Public. Siste of Blineis	MA COMMISSION EXPIRES
NOVEMBER , A D, 19 92	CIVEN under my hand and No arial Seal, this STH day of
	act and as the tree and voluntary .et of said corporation, for the uses and purpo
/ 1	said Corporation, did allix the or recease seal of said Corporation to said Instrum
	act and as the tree and columnary act of said Corporation, for the uses and
	in person and sckno vledged that they signed and delivered the said lnstr
respectively, appeared before me this day	President, and Secretary,
seribed to the foregoing instrument as such	who are perchally known to me to be the same persons whose names are sub-
Secretary of said Corporation,	Due Les A John M ASTHAL Due
	President of CHICAGO TITLE AND TRUST COMPANY
	State atoresaid, DO HEREBY CERTIFY THAT
tary Public in and for said County, in the	COUNTY OF LEECK.
314	STATE OF ILLINOIS
9295814.0	Secretary Secretary
	· · · · · · · · · · · · · · · · · · ·
	Secretary this 25TH day of NOVEMBER , A. D., 19 92 . CHICAGO TITLE AND TRUST COMPANY

IN WITNESS WHEREOF, the undereigned, CORPORATION, has caused these presents to be signed by its

UNOFFICIAL COPY

N. 1.

20-61999-10