

92000164
UNOFFICIAL COPY
ASSIGNMENT OF RENTS

2388

Know all men by these presents, that whereas, Raul A. Romo and Irma S. Romo, his wife
of the City of Chicago County of Cook and State of Illinois
in order to secure an indebtedness of Sixty Thousand and No/100 dollars
executed a mortgage of even date herewith, mortgaging to **DAMEN FEDERAL BANK** for savings the
following described real estate:

THE SOUTH 32 FEET OF LOT 38 IN FREDERICK H. BARTLETT'S 48TH AVENUE SUBDIVISION
OF LOT A (EXCEPT RAILROADS) IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND
THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF ILLINOIS MICHIGAN CANAL RESERVE
OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

4645 S. Kilpatrick, Chicago, Illinois 60632
PIN# 19-03-214-029

and, whereas, **DAMEN FEDERAL BANK** for savings is the holder 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 said Raul A. Romo and
Irma S. Romo, his wife

hereby assign, transfer and set over unto **DAMEN FEDERAL BANK** for
savings 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, 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 property hereinabove described.

The undersigned do hereby irrevocably appoint the Association their true and lawful
attorney in fact, in the name and stead of the undersigned to collect all of said rents now due or arising
or accruing at any time hereafter under each and every of the leases and agreements, written or verbal,
existing or to exist hereafter, for said premises, and to use such measures, legal or equitable, as in its
discretion may be deemed proper or necessary to enforce the payment or security of such rents, or to
secure and maintain possession of said premises or any part thereof, and to fill any and all vacancies,
and to rent, lease or let any portion of said premises to any party or parties at its discretion, for such
rental or rentals as it may determine, hereby granting full power and authority to exercise each and every
the rights, privileges and powers herein granted at any and all times hereafter without notice to the under-
signed or to their executors, administrators and assigns, and further, with power to use and apply
said rents (after the payment of all necessary costs and expenses of the care and management of said premises,
including taxes and assessments, and commission for leasing said premises and collecting rents therefrom
paid to any real estate broker appointed by the Association at the usual and customary rates then in effect
in the city of Chicago, County of Cook, Illinois) to the payment of the indebtedness secured by said mort-
gage or incurred thereunder, due or to become due, or that may be hereafter contracted, hereby ratifying
and confirming all that said attorney may do by virtue hereof.

It is further understood and agreed that the Association may, at its discretion, retain, appoint or employ
attorneys, agents or servants for the purpose of exercising any of the powers and authority herein granted
and the Association shall not be liable for any default, miscarriage, acts or omissions of such attorneys,
agents or servants, if such attorneys, agents or servants were selected with reasonable care.

This assignment of rents shall operate only after 30 days' default in any of the payments required
by the mortgage hereinbefore described, or immediately upon the breach of any of the covenants therein
contained; and when out of the net rents collected hereunder there shall have been paid all the said in-
debtedness and liabilities, then this instrument shall become void and the Association shall release the
same by written instrument.

And it is further agreed that no decree or judgment which may be entered on any debts secured or
intended to be secured hereby shall operate to abrogate or lessen the effect of this instrument, but that
the same shall continue in full force until the payment and discharge of any and all indebtedness and liabilities
secured hereby in whatsoever form the same may be.

IN WITNESS whereof the undersigned has/have hereunto set their hand s
and seal s this 30th day of December A.D. 1991

RAR Raul A. Romo (SEAL)

ISR Irma S. Romo (SEAL)

(SEAL)

UCC 319173-38-140L

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STATE OF ILLINOIS
COUNTY OF Cook

} SS Kenneth D. Vanek, a
Notary Public in and for and residing in said County, in the State of Illinois, DO HEREBY
CERTIFY that

Raul A. Romo and
Irma S. Romo, his wife

who are personally known to me to be the same
person s whose name 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 30th
day of December, A.D. 19 91

Kenneth D. Vanek
Notary Public

Property of Cook County Clerk's Office

OFFICIAL SEAL
KENNETH D. VANEK
NOTARY PUBLIC STATE OF ILLINOIS
EXPIRES

This instrument was prepared by:
Zulema Alvarado
DAMEN FEDERAL BANK for savings
5100 South Damen Avenue, Chicago, IL

COOK COUNTY CLERK'S OFFICE
1992 JAN -2 AM 10:45
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DR# 9161-2

Assignment of Rents

Raul A. Romo and
Irma S. Romo, his wife

TO
DAMEN FEDERAL BANK for savings

MAIL TO:
DAMEN FEDERAL BANK for savings
5100 So. Damen Ave.
Chicago, IL 60609
Raf 12/30