

# UNOFFICIAL COPY

Loan No. 01-64097-02

A.T.G.F.  
BOX 370

## Assignment of Rents

(Individual, Corporation, and Corporate Land Trustee)

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, EDWARD J. JUNG and WENDY JUNG, HUSBAND AND WIFE of the VILLAGE of ELK GROVE, County of COOK, and State of ILLINOIS

in order to secure an indebtedness of TWO HUNDRED SIX THOUSAND AND NO /100 Dollars (\$ 206000.00), executed a mortgage of even date herewith, mortgaging to

### CRAGIN FEDERAL BANK FOR SAVINGS

hereinafter referred to as the Mortgagee, the following described real estate:

PARCEL 1. A TRACT OF LAND DESCRIBED AS FOLLOWS: THAT PART OF LOT 18254 (EXCEPT THAT PART OF SAID LOT 18254 LYING SOUTH OF A LINE DRAWN AT 90 DEGREES TO THE EAST LINE OF SAID LOT AT A POINT ON SAID EAST LINE 195.43 FEET NORTH OF THE SOUTH EAST CORNER OF SAID LOT), IN SECTION 3, WEATHERSFIELD UNIT 18, BEING A SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS COMMENCING ON THE WEST LINE OF SAID LOT 18254 AT A POINT 1181.94 FEET NORTH OF THE SOUTH WEST CORNER OF SAID LOT 18254, THENCE EAST 95.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREON DESCRIBED, (FOR THE PURPOSE OF DESCRIBING THIS PARCEL WEST LINE OF SAID LOT 18254 IS TAKEN AS NORTH AND SOUTH) THENCE NORTH 1.83 FEET, THENCE EAST 3.00 FEET, THENCE NORTH 46.33, THENCE WEST 3.00 FEET, THENCE NORTH 1.83 FEET, THENCE EAST 46.00 FEET, THENCE SOUTH 49.99 FEET, THENCE WEST 46.00 FEET TO POINT OF BEGINNING

PARCEL 2. EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS DATED MARCH 9, 1977 AND RECORDED MARCH 31, 1978 AS DOCUMENT 24 38 44 93 AND AS CREATED BY DEED FROM FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 17, 1977 AND KNOWN AS TRUST NUMBER 74 20 18 07 TO HOPE A. PINGITONE DATED JULY 13, 1978 AND RECORDED AUGUST 22, 1978 AS DOCUMENT 24 54 18 33 FOR INGRESS AND EGRESS ALL IN COOK COUNTY, ILLINOIS.

92275087

COMMONLY KNOWN AS: 1017 DICKENSWAY, SCHAUMBURG, ILLINOIS 60193

PERMANENT INDEX #07-27-302-015

...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 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 constitute a forcible entry and detainer and the Mortgagee may in its own name and without any notice or demand, 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 Mortgagee shall have been fully paid, at which time this assignment and power of attorney shall terminate.

It is understood and agreed that the Mortgagee 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 Mortgagee 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 WHEREOF, this assignment of rents is executed, sealed and delivered this 3RD

day of MARCH, A.D. 19 92

Edward J. Jung  
EDWARD J. JUNG

(SEAL)  
(SEAL)

Wendy Jung  
WENDY JUNG

DEPT-01 RECORDING \$25.00  
12888 TRAN 1497 04/23/97 15:43:00  
\* - 22 - 275087 \*  
COOK COUNTY RECORDER

(SEAL)

STATE OF ILLINOIS  
COUNTY OF COOK } ss

I, the undersigned, a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT EDWARD J. JUNG and WENDY JUNG, HUSBAND AND WIFE

personally known to me to be the same person whose name is above 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 Notary Seal this 3RD day of MARCH, A.D. 19 92

OFFICIAL SEAL  
SID DECHTER  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 02/28/95

Sid Dechter  
Notary Public

25

88019C754

92275087

INDIVIDUALS

# UNOFFICIAL COPY

~~IN WITNESS WHEREOF, the undersigned, CORPORATION, has caused these presents to be signed by its \_\_\_\_\_ President and its corporate seal to be hereunto affixed and attested by its \_\_\_\_\_ Secretary this \_\_\_\_\_ day of \_\_\_\_\_, A. D., 19 \_\_\_\_\_.~~

ATTEST

\_\_\_\_\_  
Secretary

By

\_\_\_\_\_  
President

STATE OF \_\_\_\_\_ } SS.  
COUNTY OF \_\_\_\_\_

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

\_\_\_\_\_  
President of \_\_\_\_\_  
and \_\_\_\_\_ Secretary of said Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument 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.

~~MY COMMISSION EXPIRES \_\_\_\_\_~~

C  
O  
R  
P  
O  
R  
A  
T  
I  
O  
N  
S  
  
A  
N  
D  
  
T  
R  
U  
S  
T  
E  
E  
S

92275087

THIS INSTRUMENT WAS PREPARED BY RICHARD J. JAMES  
OF CRAGIN FEDERAL BANK FOR SAVINGS CHICAGO, ILLINOIS  
5133 WEST FULLERTON AVENUE, CHICAGO, ILLINOIS 60632

Property of Cook County Clerk's Office

UNOFFICIAL COPY

OFFICIAL SEAL  
SID DECHTER  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 02/28/95  
MY COMMISSION EXPIRES

MARCH 19 92

MARCH

day of

GIVEN under the hand and seal of said Notary Public, in full view of the undersigned, that the said EDWARD J. JUNG and WENDY JUNG, HUSBAND AND WIFE, personally known to me to be the same person whose name is affixed to the foregoing instrument, subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth

appeared before me this day in person, and acknowledged that they

subscribed to the foregoing instrument, personally known to me to be the same person whose name is affixed

and for said County, in the State aforesaid, EDWARD J. JUNG and WENDY JUNG, HUSBAND AND WIFE

and for said County, in the State aforesaid, EDWARD J. JUNG and WENDY JUNG, HUSBAND AND WIFE

the undersigned, a Notary Public in

STATE OF ILLINOIS

EDWARD J. JUNG

WENDY JUNG

day of MARCH 19 92

IN WITNESS WHEREOF, this assignment of rents is executed, sealed and delivered this

Mortgagee of its right of exercise thereafter

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

any payment secured by the mortgage or after a breach of any of its covenants.

It is understood and agreed that the Mortgagee will not exercise its rights under this Assignment until after default in

said Mortgagee shall have been fully paid, at which time this assignment and power of attorney shall terminate

running with the land, and shall continue in full force and effect until all of the indebtedness or liability of the undersigned to the

benefit and obtain possession of said premises, successors, administrators, assigns and assigns of the undersigned, shall be binding upon and inure to the

defendant and the Mortgagee may in its own name and without any notice to the undersigned, maintain an action of forcible entry and

signed to promptly pay said rent on the first day of each and every month, shall in and of itself constitute a forcible entry and

It is further understood and agreed, that in the event of this assignment, the undersigned will pay rent for

and the expense for such attorneys, agents and servants as may be necessary

may hereafter be contracted, and also toward the payment of all expenses for the care and management of said premises, including

It is understood and agreed that the Mortgagee shall have the power to use and apply said avails, issues and profits toward

Mortgagee may do

and about said premises that the undersigned might do, hereby ratifying and confirming anything and everything that the

as it may consider expedient, and to make such repairs to the premises as it may deem proper or advisable, and to do anything

discretion, and to bring or defend any suits in connection with said premises in its own name or in the name of the undersigned,

The undersigned, do hereby authorize the Mortgagee, the agent of the undersigned for the management of

said property, and do hereby authorize the Mortgagee to let and relet said premises or any part thereof, according to its own

derelict, and to let and relet said premises or any part thereof, according to its own

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 Mortgagee under the power herein granted, it being the intention hereby to establish

an absolute transfer and assignment of all the aforesaid premises and all the aforesaid agreements and all the aforesaid property and especially

those certain leases and agreements now existing upon the property hereinabove described

and, whereas, said Mortgagee 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 un-

derelict hereby assign, transfer and set over unto said Mortgagee, and/or its successors and assigns, all the rents now due

or which may hereafter become due under or by virtue of any lease, other 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 Mortgagee under the power herein granted, it being the intention hereby to establish

an absolute transfer and assignment of all the aforesaid premises and all the aforesaid agreements and all the aforesaid property and especially

those certain leases and agreements now existing upon the property hereinabove described

and, whereas, said Mortgagee 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 un-

derelict hereby assign, transfer and set over unto said Mortgagee, and/or its successors and assigns, all the rents now due

or which may hereafter become due under or by virtue of any lease, other 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 Mortgagee under the power herein granted, it being the intention hereby to establish

an absolute transfer and assignment of all the aforesaid premises and all the aforesaid agreements and all the aforesaid property and especially

those certain leases and agreements now existing upon the property hereinabove described

and, whereas, said Mortgagee 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 un-

derelict hereby assign, transfer and set over unto said Mortgagee, and/or its successors and assigns, all the rents now due

or which may hereafter become due under or by virtue of any lease, other 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 Mortgagee under the power herein granted, it being the intention hereby to establish

STANDARD-1

88019C754

Wendy JunG  
Edward J. JunG  
DILLI OF ILLINOIS  
698 0575797 1546300  
92-2-25BAYS 2  
COOK COUNTY ILLINOIS  
MARCH 19 92

92275087

COMMONLY KNOWN AS: 1017 DICKENSWAY, SCHAMBERG, ILLINOIS 60193

Assignment of Rents  
A.T.G.F. BOX 370  
(Individual, Corporation, and Corporate Land Trustee)

Loan No. 01-64097-02

92275087 9 2 2 7 5 0 8 7

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY RICHARD J. JAHNS  
OF CRAIG FEDERAL BANK FOR SAVINGS  
5133 WEST FULLERTON AVENUE, CHICAGO, ILLINOIS 60639

Property of Cook County Clerk's Office

SECRETARY OF STATE

MY COMMISSION EXPIRES

Notary Public

GIVEN under my hand and Notarial Seal, this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19\_\_\_\_  
and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth,  
corporate seal of said Corporation, did affix the corporate seal of said Corporation to said Instrument as \_\_\_\_\_ own free  
and the said \_\_\_\_\_ Secretary then and there acknowledged that \_\_\_\_\_ as custodian of the  
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:  
President, and \_\_\_\_\_ Secretary, respectively, appeared before me  
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-

President of

the State aforesaid, DO HEREBY CERTIFY THAT

I, \_\_\_\_\_ a Notary Public in and for said County, in

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

SS.

Secretary

President

By

ATTEST

Secretary this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19\_\_\_\_

President and its corporate seal to be hereunto affixed and attested by its

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

92275087