

UNOFFICIAL COPY

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Assignment of Rents

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, _____

FRED M. MOHR and BARBARA A. MOHR, his wife

of the City of Palos Hills County of COOK and State of Illinois,

in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, in hand paid, the receipt whereof is hereby acknowledged, do hereby sell, assign, transfer and set over unto FIRST SAVINGS AND LOAN ASSOCIATION OF SOUTH HOLLAND, a corporation organized and existing under the laws of the State of Illinois (hereinafter referred to as the Association) all the rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of or any agreement for the use or occupancy of any part of the following described premises

LEGAL CONTAINED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

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The undersigned hereby represents that no such lease or agreement has an unexpired term of more than one year, nor has any rent been paid thereunder more than one installment in advance; and the undersigned hereby covenants not to collect any of the rents, issues or profits in advance of the time they become due under or by virtue of any such lease or agreement, nor to modify or amend any such existing lease or agreement by extending the term thereof or by reducing the amount of rent due thereunder.

THIS INSTRUMENT WAS PREPARED BY: Gloria M. Rasmussen
FIRST SAVINGS AND LOAN ASSOCIATION OF SOUTH HOLLAND
475 East 162nd Street, South Holland, IL 60473

It being the intention of the undersigned hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the Association, whether the said leases or agreements 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.

The undersigned, do hereby irrevocably appoint the said Association their agent 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, 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 ratifying and confirming anything and everything that the said Association may do.

It being 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 Association, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses and the care and management of said premises, including taxes and assessments which may in its judgment be deemed proper and advisable, hereby ratifying and confirming all that said Association may do by virtue hereof. It being further understood and agreed that in the event of the exercise of this assignment, the undersigned will pay rent for the premises occupied by them at the rate of MARKET RATE per month, and a failure on their part promptly to 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 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 Association shall have been fully paid, at which time this assignment and power of attorney shall terminate.

It is understood and agreed that the Association will not exercise any of its rights under this Assignment until after default in the payment of any indebtedness or liability of the undersigned to the Association.

IN WITNESS WHEREOF, the undersigned have herunto set their hands and seals, this 28th day of SEPTEMBER 1993.

Fred M. Mohr (SEAL)
FRED M. MOHR

Barbara A. Mohr (SEAL)
BARBARA A. MOHR

(SEAL)

(SEAL)

STATE OF ILLINOIS }
COUNTY OF COOK } ss. COOK COUNTY, ILLINOIS
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I, THE UNDERSIGNED _____ a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT FRED M. MOHR and BARBARA A. MOHR, 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 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 12 day of October A.D., 1993.

"OFFICIAL SEAL"
Todd J. Camp
Notary Public, State of Illinois
My Commission Expires 8/30/94

Todd J. Camp
Notary Public

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BOX 67

Assignment of Rents

TO

**FIRST SAVINGS AND LOAN
ASSOCIATION
OF SOUTH HOLLAND**

Property of Cook County Clerk's Office

93890790

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EXHIBIT "A"

PARCEL 1:

UNITS 1 TO 12 BOTH INCLUSIVE, IN THE TOWN AND COUNTRY VILLAS CONDOMINIUM NUMBER 8, AS DELINEATED ON SURVEY OF PART OF LOT 24 IN TOWN AND COUNTRY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY BEVERLY BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 12, 1972 AND KNOWN AS TRUST NUMBER 8-3713 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 24094556 TOGETHER WITH AN UNDIVIDED 8-1/3 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

MORTGAGORS ALSO HEREBY GRANT TO THE MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, DOCUMENT NO. 24094556, AND ALL AMENDMENTS THERETO.

THIS MORTGAGE/DOCUMENT IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN THE DOCUMENT LISTED ABOVE, THE SAME AS THOUGH THE PROVISIONS OF SAID DOCUMENT WAS RECITED AND STIPULATED AT LENGTH HEREIN.

ALSO

PARCEL 2:

MORTGAGORS ALSO HEREBY GRANT TO THE MORTGAGEE, ITS SUCCESSORS OR ASSIGNS, AS EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PLAT OF SUBDIVISION MADE BY DROVERS NATIONAL BANK, AS TRUSTEE UNDER TRUST No. 68261 AND RECORDED DECEMBER 22, 1969 AS DOCUMENT 21041966 AND CREATED BY DEED TO WORTH BANK AND TRUST RECORDED JANUARY 20, 1978 AS DOCUMENT 24293397 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

THIS MORTGAGE/DOCUMENT IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN THE DOCUMENTS LISTED ABOVE, THE SAME AS THOUGH THE PROVISIONS OF SAID DOCUMENTS WERE STIPULATED AT LENGTH HEREIN.

PERMANENT INDEX NOS.: 28-30-303-026-1001, 28-30-303-026-1002, 28-30-303-026-1003,
28-30-303-026-1004, 28-30-303-026-1005, 28-30-303-026-1006,
28-30-303-026-1007, 28-30-303-026-1008, 28-30-303-026-1009,
28-30-303-026-1010, 28-30-303-026-1011, 28-30-303-026-1012

ADDRESS OF PROPERTY: 17242 South 71st Court, Tinley Park, IL 60477

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