

UNOFFICIAL COPY

ASSIGNMENT OF RENTS

93074169

KNOW ALL MEN BY THESE PRESENTS, that whereas, BORKO PULJIC AND OLGA PULJIC,
his wife,

of the City of Chicago, County of Cook, and
State of Illinois, in order to secure an indebtedness of One Hundred Ten Thousand and
no/100 Dollars (\$ 110,000.00)

executed a mortgage of even date herewith, mortgaging to WASHINGTON SAVINGS AND LOAN ASSOCIATION OF
CHICAGO

the following described real estate:

Lot 37 in J.F. Triska's Subdivision of the West 22 acres of the East 33 acres of the
South 42 1/2 acres of the West 1/2 of the Southwest 1/4 of Section 12, Township 38
North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN #19-12-316-040-0000

Common Address: 5318-20 S. Albany Chicago, IL 60632

and, whereas, WASHINGTON 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 a part of the consideration of said
transaction, the undersigned BORKO PULJIC AND OLGA PULJIC, HIS WIFE,

hereby assign, transfer and set over unto WASHINGTON SAVINGS AND LOAN ASSOCIATION
OF CHICAGO

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 said Association the agent of the undersigned 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 is 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 for 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. The Association shall be liable to account only for those rents actually received.

It is understood and agreed that the Association 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.

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, 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.

The failure of the Association to exercise any right which it might exercise hereunder shall not be deemed a waiver by
the Association of its right of exercise thereafter.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 25th
day of January A.D., 1993

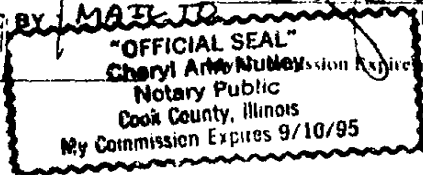
(SEAL) Borko Puljic (SEAL)
(SEAL) Olga Puljic (SEAL)

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 the above named
persons 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, including the release and waiver of the right of homestead. GIVEN under my hand and Notarial Seal,
this 25th day of January, A.D. 1993

THIS INSTRUMENT WAS PREPARED BY MAKITA NOTARY PUBLIC

Janice M. Gembara
2869 S. Archer Avenue (80608)



BOX 333

7413166 DB K 304

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UNOFFICIAL COPY

Assignment of Rents

Box

TO

Loan No.

Property of Cook County Clerks Office

COOK COUNTY CLERKS OFFICE
NOTARIAL PUBLICS
JAN 28 AM 2:43

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Notary Public

and the said _____, Secretary then and there acknowledged that _____, as custodian of the corporate seal of said Corporation, did a fix 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. _____ day of _____, A.D., 19 _____

them, 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;

STATE OF ILLINOIS }
COUNTY OF _____ }
SS. _____

By _____ President
_____ Secretary

ATTEST

_____ hath caused these presents to be signed by its _____ President and its corporate seal to be here- into affixed and attested by its _____ Secretary this _____ day of _____, A.D., 19 _____

IN TESTIMONY WHEREOF, the undersigned