

UNOFFICIAL COPY

Loan No. 08-67179-02

(Individual, Corporation, and Corporate Land Trustee)

93077021
BOX 392

KNOW ALL MEN BY THESE PRESENTS, that the undersigned,
COLE TAYLOR BANK

TR. NO. 93-4109 DATED: JANUARY 12, 1993

of the VILLAGE of WHEELING, County of COOK, and State of ILLINOIS

In order to secure an indebtedness of ONE HUNDRED FORTY-THREE THOUSAND AND NO/100
Dollars (\$ 143000.00), 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:

LOT 145 IN WILLIAM ZELOSKY'S MILWAUKEE AVENUE ADDITION TO WHEELING IN SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 269 8TH STREET, WHEELING, ILLINOIS 60090.

PERMANENT INDEX #03-02-313-002

SEPT-01 RECORDING 823.00
T41111 TRGN B039 01/29/93 12:34:00
#9366 # 4-93-077021
COOK COUNTY RECORDER

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 undersigned 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, 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 Mortgagee 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 avals herunder into the Mortgagee and especially those certain leases and agreements now existing upon the property hereinabove described.

The undersigned, do hereby irrevocably appoint the Mortgagee the agent of the undersigned for the management of said property, and do hereby authorize the Mortgagee 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 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 do anything in and about said premises that the undersigned might 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 avals, 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 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.

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 Mortgagee may in its own name and without any notice or demand, maintain an action of forcible entry 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 _____ day of _____, A.D., 19 _____

(SEAL) 93077021 (SEAL)

(SEAL) (SEAL)

(SEAL) (SEAL)

STATE OF _____ }
COUNTY OF _____ } ss.
I, the undersigned, a Notary Public in
and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____

personally known to me to be the same person whose name _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____ signed, sealed and delivered the said instrument as _____ free and voluntary not, 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 _____

2300

UNOFFICIAL COPY

COLE TAYLOR BANK

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 22ND day of JANUARY, A. D., 19 93

EXCURATORY CLAUSE

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

NOTARY PUBLIC STATE OF ILLINOIS ANN PEROLO ORIGINAL SEAL COMMISSION EXPIRES AUG 31 1993

MY COMMISSION EXPIRES 8-31-93

Notary Public. [Signature]

SECRETARY'S OFFICE

GIVEN under my hand and Notarial Seal, this 22ND day of JANUARY, A. D., 19 93. act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth. said Corporation, did after the corporate seal of said Corporation to said instrument as HER 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 in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Secretary, respectively, appeared before me this day

State of Illinois, DO HEREBY CERTIFY THAT PHYLIS LINDSAY, Vice President of COLE TAYLOR BANK and Secretary of said Corporation.

THE UNDERSIGNED } COUNTY OF ILLINOIS

ATTEST [Signature] Secretary

COLE TAYLOR BANK TR. NO. 93-4108 DATED: JANUARY 12, 1993

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 22ND day of JANUARY, A. D., 19 93

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