

UNOFFICIAL COPY

Security Federal Savings & Loan Ass'n
1209 N. MILWAUKEE AVE
CHICAGO, ILLINOIS 60622

Sophia Ranks

THIS INSTRUMENT WAS PREPARED BY BOX 218

Notary Public
State of Illinois
Commission Expires August 5, 1995
OFFICIAL SEAL
9TH

Mary Ann Denardis
Mary Ann Denardis
APRIL day of
A.D. 1993

GIVEN under my hand and Notarial Seal, 9TH
as THEIR free and voluntary act, for the uses and purposes therein set forth,
appeared before me this day in person, and acknowledged that
personally known to me to be the same person(s) whose name(s)
ROBERT P DENARDIS HUSBAND AND MARY ANN DENARDIS WIFE
and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

STATE OF ILLINOIS] ss. COUNTY OF COOK] ss.
I, the undersigned, a Notary Public in

(SEAL) ROBERT P DENARDIS

(SEAL) *Mary Ann Denardis*
APRIL day of A.D. 1993

IN WITNESS WHEREOF, this assignment of rents is executed, sealed and delivered this 9TH

Mortgagee of its right of exercise hereafter.
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 hereafter.
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.
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 detainer and obtain possession of said premises. This assignment and power of attorney shall be binding upon and heirs to the detainer and the Mortgagee may in its own name and without any notice or demand, maintain an action of forcible entry and detainer and promptly pay said rent on the first day of each and every month shall, in and of itself constitute a forcible entry and 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 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 detainer and obtain possession of said premises. This assignment and power of attorney shall be binding upon and heirs to the detainer and the 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 hereafter.

NOW, THEREFORE, in order to further secure said indebtedness, and as a part of the consideration of said transaction, the undersigned hereby (a) transfer(s) and set(s) over unto said Mortgagee, and/or its successors and assigns, all the rents now due 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 hereunder unto the Mortgagee and especially those certain leases and agreements now existing upon the property hereinabove described.
The undersigned, do(es) hereby irrevocably appoint the Mortgagee the agent of the undersigned for the management of said property, and do(es) 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 detainer and obtain possession of said premises. This assignment and power of attorney shall be binding upon and heirs to the detainer and the 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 hereafter.

hereinafter referred to as the Mortgagee, the following described real estate:
LOT 2 IN DEMCO'S RESUBDIVISION OF LOT 17 AND THE SOUTH 100 FEET OF THE WEST 200 FEET OF LOT 16 IN BLOCK 5 IN PARK RIDGE A RESUBDIVISION OF PARTS OF BLOCKS 1, 3, 4 AND 5 IN PENNY AND MEACHAM'S SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP RECORDED MAY 21, 1973 AS DOCUMENT 106031, BOOK 4 OF PLATS, PAGE 65, IN COOK COUNTY, ILLINOIS.
P.L.N. NUMBER: 09-26-426-034-0000
93 APR 14 AM 11:34
COOK COUNTY, ILLINOIS
FILED FOR RECORD
93273164
P.L.N. NUMBER: 09-26-426-034-0000
COMMONLY KNOWN AS 113 PROSPECT PARK RIDGE, IL 60066
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 (a) transfer(s) and set(s) over unto said Mortgagee, and/or its successors and assigns, all the rents now due 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 hereunder unto the Mortgagee and especially those certain leases and agreements now existing upon the property hereinabove described.
The undersigned, do(es) hereby irrevocably appoint the Mortgagee the agent of the undersigned for the management of said property, and do(es) 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 detainer and obtain possession of said premises. This assignment and power of attorney shall be binding upon and heirs to the detainer and the 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 hereafter.

Assignment of Rents (Individual Form)
Loan No. 11210983
KNOW ALL MEN BY THESE PRESENTS, that ROBERT P DENARDIS HUSBAND AND MARY ANN DENARDIS WIFE of the CITY of PARK RIDGE County of COOK and State of ILLINOIS in order to secure an indebtedness of THIRTY THOUSAND AND 00/100'S Dollars (\$ 30000.00), executed a mortgage of even date herewith, mortgaging to SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO hereinafter referred to as the Mortgagee, the following described real estate:

930098362K

7419955 (2)

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Property of Cook County Clerk's Office