

ASSIGNMENT OF REALTY
ILLINOIS

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-94-789968

BOX 392 2015910

CAUTION: Consult a lawyer before using or acting under this form.
All warranties including merchantability and fitness are excluded.

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DEPT-11 \$25.00
T#0013 TRAN 8609 09/09/94 11:19:00
#3341 # AP *--94--789968
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor,

AGOSTINO FARDELLA AND FRANCESCA FARDELLA,

HIS WIFE

VILLAGE of FRANKLIN PARK County of

COOK and State of ILLINOIS

in con- sideration of One Dollar (\$1) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby sell,

assign, transfer and set over unto the Assignee, FIRST SECURITY TRUST AND SAVINGS BANK, AN ILLINOIS BANKING CORP.

of the VILLAGE of ELMWOOD PARK County of

COOK and State of ILLINOIS

its successors, and assign, administrators and assigns, all the avails, 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 premises hereinafter described, which may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Assignee under the power herein granted, it being the intention to hereby establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the Assignee upon the property described as follows, to wit:

LOT 3 (EXCEPT THE EAST 20 FEET THEREOF) AND LOT 4 IN TONARNTON ADDITION TO FRANKLIN PARK BEING A SUBDIVISION IN THE EAST 1/2 OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3649-55 W. GRAND AVE., FRANKLIN APRK, IL. 60131

P. I. N. #: 12-28-401-031

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It is understood and agreed that the Assignees will not exercise their right under this Assignment until after default in any payment secured by a certain mortgage of even date, or after a breach of any of its covenants,

and the Assignor hereby irrevocably appoints the Assignee as his true and lawful attorney to collect all of said avails, rents, issues and profits arising or accruing at any time hereafter, and all now due or that may hereafter become due under each and every the leases or agreements, written or verbal, existing or to hereafter exist, for said premises, and to use such measures, legal or equitable, as in his discretion may be deemed proper or necessary to enforce the payment or the security of such avails, rents, issues and profits, or to secure and maintain possession of said premises or any portion thereof and to fill any and all vacancies, and to rent, lease or let any portion of said premises to any party or parties at his discretion, hereby granting full power and authority to exercise each and every the rights, privileges and powers herein granted at any and all times hereafter without notice to the Assignor, and further, with power to use and apply said avails, issues and profits to the payment of any indebtedness or liability of the Assignor to the Assignee, due or to become due, or that may hereafter be contracted, and also to the payment of all expenses and the care and management of said premises, including taxes and assessments, and the interest on incumbrances, if any, which may in said attorney's judgment be deemed proper and advisable, hereby ratifying all that said attorney may do by virtue hereof.

GIVEN under MY hand and seal this 26TH day of JULY 19 94

X *Agostino FardeLLa* (SEAL)
AGOSTINO FARDELLA

X *Francesca FardeLLa* (SEAL)
FRANCESCA FARDELLA

STATE OF ILLINOIS

SS.

I JEFFREY L. GONIEWSKI

County of COOK

a notary public in and for said County, in the State aforesaid. Do Hereby

Certify that AGOSTINO FARDELLA AND FRANCESCA FARDELLA, HIS WIFE personally known to me to be the same person whose name 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.

Witness my hand and official seal this 26TH day of JULY 19 94

Notary Public
My Commission Expires 6/29/95

Jeffrey L. Goniewski
Notary Public

This instrument was prepared by SANTE DE PACE FOR FIRST SECURITY TRUST AND SAVINGS BANK
7315 W. GRAND AVE. (NAME AND ADDRESS) ELMWOOD PARK, IL. 60635

BOX 32

1300

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