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KNOW ALL MEN BY THESE PRESENTS, that whereas, ANGELO TSOUROUNIS AND ANNA TSOUROUNIS, HIS WIFE, of the VILLAGE of WEST DUNDEE, County of COOK, State of ILLINOIS, in order to secure an indebtedness of

94878525

ONE HUNDRED SIXTY THOUSAND AND 00/100 Dollars (\$ 160,000.00) executed a mortgage of even date herewith, mortgaging to COMMUNITY SAVINGS BANK

This instrument prepared under the supervision of CONRAD J. NAGLE, Attorney 4801 W. Belmont Avenue Chicago, Ill. 60641

the following described real estate: SEE ATTACHED RIDER

and, whereas, COMMUNITY SAVINGS BANK 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 ANGELO TSOUROUNIS AND ANNA TSOUROUNIS, HIS WIFE,

hereby assign, transfer and set over unto COMMUNITY SAVINGS BANK

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.

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 4th day of OCTOBER A. D., 19 94

Angelo Tsourounis (SEAL)
ANGELO TSOUROUNIS
Anna Tsourounis (SEAL)
ANNA TSOUROUNIS (SEAL)

SAS - A DIVISION OF INTER.

Maria 303

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STATE OF ILLINOIS
COUNTY OF Cook
I, the undersigned
Tsourounis his wife
personally known to me to be the same person whose name are they
appeared before me this day in person, and acknowledged that they
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 4 day of October, A. D., 19 94

Notary Public in and for said County, in
Angelo Tsourounis & Anna
Notary Public.
23-



UNOFFICIAL COPY

Assignment of Rents

Box 331

ANGELO ISQUIROUNIS AND ANNA ISQUIROUNIS

527 W. DEMPSTER

MOUNT PROSPECT, ILLINOIS 60056

Primeris

COMMUNITY SAVINGS BANK
4801 W. BELMONT AVENUE
CHICAGO, ILLINOIS 60641

Loan No. 14787-1

Property of Cook County Clerk's Office

RECORDING FEE \$23.00
RECORDING DATE 11/13/94 09:57:00
RECORDER 878521

[Signature]
Notary Public

GIVEN under my hand and official seal, this _____ day of _____, 19____
and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.
and the said _____ Secretary then and there acknowledged that _____ as custodian of the
and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth;
Secretary, respectively, appeared before me
and _____ Secretary of said Corpora-
tion, who are personally known to me to be the same persons whose names are subscribed to the foregoing instru-
ment as such _____ President, and
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;
and the said _____ Secretary then and there acknowledged that _____ as custodian of the
corporate seal of said Corporation, did affix the corporate seal of said Corporation to 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 _____
I, _____
the State aforesaid, DO HEREBY CERTIFY THAT
President of _____
Secretary of said Corpora-

IN TESTIMONY WHEREOF, the undersigned
hath caused these presents to be signed by its _____ President and its corporate seal to be here-
unto affixed and attested by its _____ Secretary this _____ day of _____, A. D., 19____
ATTEST
By _____ President
Secretary

94878525

UNOFFICIAL COPY

THAT PART OF THE SOUTH 93.51 FEET OF THE NORTH 304.67 FEET, MEASURED AT RIGHT ANGLES, OF THAT PART OF LOT 2 IN LINNEMAN'S DIVISION OF LANDS IN SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE THE SOUTH LINE OF DEMPSTER STREET (SAID SOUTH LINE OF STREET BEING A LINE 50.0 FEET SOUTH, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF SAID LOT 2 BEING ALSO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 23), LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID SOUTH 93.51 FEET FROM A POINT ON SAID LINE 402.27 FEET WEST OF THE INTERSECTION OF SAID NORTH LINE WITH THE EAST LINE OF SAID LOT 2 AND LYING WEST OF A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID SOUTH 93.51 FEET FROM A POINT ON SAID LINE 343.77 FEET WEST OF THE INTERSECTION OF SAID NORTH LINE WITH THE EAST LINE OF SAID LOT 2, IN COOK COUNTY, ILLINOIS

Commonly known as 527 West Dempster, Mt. Prospect, Illinois

P.I. N. 08-23-200-016

PROPERTY OF Cook County Clerk's Office

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11/13/08