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94163547

Assignment of Rents

(Individual Form)

Loan No. 6109-4

PS 7485960 71 M...
941009360

23/18

KNOW ALL MEN BY THESE PRESENTS, that ROSALTO MARTINEZ and SANDRA M. MARTINEZ, his wife
of the City of Chicago, County of Cook, and State of Illinois

in order to secure an indebtedness of ONE HUNDRED THIRTY SIX THOUSAND FIVE HUNDRED and No/100-----Dollars
Dollars (\$ 136,500.00), executed a mortgage of even date herewith, mortgaging to

UNIVERSAL FEDERAL SAVINGS BANK

hereinafter referred to as the Mortgagee, the following described real estate:

Lots One Hundred Thirty Seven (137) and One Hundred Thirty Eight (138) in Harland and
Other's Addition to Chicago, said Addition being a Subdivision of part of the South
West Quarter (1/4) of the North East Quarter (1/4) of Section Thirty Two (32), Township
Thirty Nine (39) North, Range Fourteen (14) East of the Third Principal Meridian, in
Cook County, Illinois and commonly known as 3336-3338 South Aberdeen Avenue, Chicago,
Illinois.

PTN # 17-32-216-147-0000
PTN # 17-32-216-148-0000

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 un-
designated 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 in full 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
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 avails hereunder unto 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 avails, 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 under-
signed 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 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 12th

day of February A. D., 19 94

Rosalto Martinez (SEAL)
Rosalto Martinez (SEAL)

Sandra M. Martinez (SEAL)
Sandra M. Martinez (SEAL)

STATE OF Illinois }
COUNTY OF Cook }

I, the undersigned, a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Rosalio Martinez and

Sandra M. Martinez, his wife
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.

GIVEN under my Official Seal, this 12th day of February, A.D. 19 94

Lorraine G. Kirsten
Notary Public, State of Illinois
My Commission Expires 5/18/96

Lorraine G. Kirsten
Notary Public

THIS INSTRUMENT WAS PREPARED BY:
UNIVERSAL FEDERAL SAVINGS BANK
1800 South Halsted Street
Chicago, Illinois 60608

Anna M. Rios

BOX 323

OFFICIAL SEAL

Lorraine G. Kirsten
Notary Public, State of Illinois

Commission Expires 5/18/96
UNIVERSAL FEDERAL SAVINGS BANK
Standard Individual Form Assignment of Rents for
Use with Standard Mortgage Form 56M1 and Standard
Promissory Note Form 51N1 of the Accounting Division--
AS & AS, INC., 111 E. Wacker Drive, Chicago, Illinois
60601 (174)

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