

# UNOFFICIAL COPY

## ASSIGNMENT OF RENTS

95413885

(INDIVIDUAL FORM)

KNOW ALL MEN BY THESE PRESENTS,

that RAFAEL SANCHEZ,  
ROSALBA SANCHEZ, HIS WIFE  
of the city of CHICAGO,  
County of COOK, and State of Illinois  
in order to secure an indebtedness of  
(\$ 100000.00), Executed a mortgage  
of even date herewith, mortgaging to

DEPT-01 RECORDING 423.50  
140000 TRAM 1960 06/27/95 15:20:00  
95423 : C. J. \* - 95 - 4 138885  
COOK COUNTY RECORDER

SECURITY FEDERAL SAVINGS AND  
LOAN ASSOCIATION OF CHICAGO

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

Sub-Lot 6 in Leroy F Washburn's Subdivision of Lots 65,  
66, 67, 241, 242 and 243 in Doty Brothers and Gordon's  
Addition to Montrose a Subdivision of Lot 4 in James  
H Ree's Subdivision of the Southwest Quarter of Section  
10, Township 40 North, Range 13 East of the Third  
Principal Meridian, except the right of way of the Chicago  
and North Western Railroad and that part included in  
Wolcott's Subdivision in Cook County, Illinois.

P.I.N. 13-10-304-037-0000

Lawyers Title Insurance Corporation

Commonly known as 5106 N KILBOURN, CHICAGO, IL 60630  
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 part of the consideration of said transaction, the under-  
signed hereby assign(s), transfer(s) and set(s) 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 avails hereunder unto the Mortgagee and especially  
those certain leases and agreements now existing upon the property here in above described.

The undersigned, do(es) hereby irrevocably appoint the Mortgagee the agent of the undersigned for the management of said prop-  
erty and, do(es) hereby authorize the Mortgagee to let and relet 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 pay-  
ment 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 prem-  
ises 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 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 Mort-  
gagee 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 its rights under this assignment until after default  
in any payment secured by the mortgage or after a breach of any of its covenants.

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IN WITNESS WHEREOF, this assignment of rents is executed, sealed and delivered this 26th day of June, 1995, A.D.

*Rafael Sanchez* (SEAL)  
RAFAEL SANCHEZ

*Rosalba Sanchez* (SEAL)  
ROSALBA SANCHEZ

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

STATE OF ILLINOIS )ss.  
COUNTY OF \_\_\_\_\_

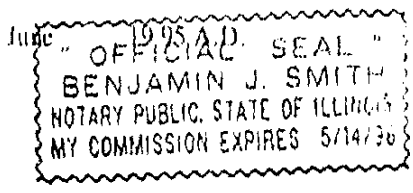
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

RAFAEL SANCHEZ AND ROSALBA SANCHEZ HIS WIFE

personally known to me to be the same person(s) whose name(s) 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 hand and Notary Seal, this 26th day of

*Benjamin J. Smith*  
Notary Public



This instrument was prepared by: BOX 218  
Marta Patricia Ramirez  
Security Federal Savings and Loan Association of Chicago  
1209 North Milwaukee Avenue  
Chicago, Illinois 60622

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