

UNOFFICIAL COPY

Loan No. 11-507187-3

This instrument was prepared by:
Susan M. Arquilla

95609303

95609303

Central Federal Savings and Loan
Association of Chicago
1601 W. Belmont Ave.
Chicago, IL 60657

11-507187-3
95609303

PB

Assignment of Rents

(Individual Form)

DEPT-01 RECORDING \$23.00
7:00:12 TRAN 6370 09/12/95 10:03:00
45144 CG *-95-609303
COOK COUNTY RECORDER

KNOW ALL MEN BY THESE PRESENTS, that ***ADRIAN WINICK, a married man***
of the City of HIGHLAND PARK, County of LAKE, and State of ILLINOIS
in order to secure an indebtedness of
*****ONE HUNDRED SIXTEEN THOUSAND SIX HUNDRED AND NO/100***** DOLLARS (\$ ***116,600.00***),

executed a mortgage of even date herewith, mortgaging to
CENTRAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO
hereinafter referred to as the Mortgagee, the following described real estate:

LOT 27 IN BLOCK 23 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.***

COMMONLY KNOWN AS: 1835 N. PAULINA ST. CHICAGO, IL 60622

P/R/E/I# 14-31-414-015-0000

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 undersigned 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 hereinafter 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 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 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.

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BOX 333-CTI

Chicago, IL 60657

1601 W. Belmont Ave.

ASSOCIATION OF CHICAGO

CENTRAL FEDERAL SAVINGS AND LOAN

MAIL TO:

OFFICIAL SEAL
JUDITH WOODS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES JUNE 23, 1997

Notary Public

Judith Woods

Given under my hand and Notarial Seal, this

day of

August

A.D. 1995

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free and voluntary act, for the uses and purposes therein set forth.

this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his

personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me

Do HERBRY CERTIFY THAT ***ADRIAN WINICK, a married man

I, the undersigned a Notary Public in and for said County, in the State aforesaid,

COUNTY OF COOK

SS.

STATE OF ILLINOIS

ADRIAN WINICK

(Seal)

In Witness Whereof, this assignment of rents is executed, sealed and delivered this 28TH day of AUGUST, A.D. 1995.

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

secured by the mortgage or after a breach of any of its covenants.

It is understood and agreed that the Mortgagee will not exercise its rights under this Assignment until after default in any payment

been fully paid, at which time this assignment and power of attorney shall terminate.

and shall continue in full force and effect until all of the indebtedness or liability of the undersigned to the said Mortgagee shall have

executors, administrators, successors and assigns of the parties hereto and shall be construed as a Covenant running with the land,

possession of said premises. This assignment and power of attorney shall be binding upon and inure to the benefit of the heirs,

Mortgagee may in its own name and without any notice or demand, maintain an action of forcible entry and detainer and obtain

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

premises occupied by the undersigned at the prevailing rate per month for each room, and a failure on the part of the undersigned to

It is further understood and agreed, that in the event of the exercise of this assignment, the undersigned will pay rent for the

the expense for such attorneys, agents and servants as may reasonably be necessary.

insurance, assessments, usual and customary commissions to a real estate broker for leasing said premises and collecting rents and

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