

UNOFFICIAL COPY

WHEN RECORDED MAIL TO:

LaSalle National Trust, N.A.
25 Northwest Point Blvd. Suite 800
Elk Grove Village, IL 60007

DEPT-01 RECORDING 423.50
140010 TRAM JS04 12/12/95 09:12:00
48904 RC # -95-860626
COOK COUNTY RECORDER

95860626

Space above this line for recording information

Assignment of Mortgage

For Value Received, the undersigned LaSalle Cragin Bank, FSB, an Illinois Corporation (successor by merger to Cragin Savings and Loan Association) whose address is 5200 W. Fullerton Ave, Chicago, Illinois 60634, does hereby grant, sell, assign, transfer and convey unto LaSalle Talman Home Mortgage Corporation whose address is 4242 N. Harlem Ave., Norridge, IL 60634 all beneficial interest under that certain Mortgage dated 05/11/74, made and executed by MARTIN CZESZEWSKI AND JANE CZESZEWSKI, HIS WIFE, recorded in COOK County, State of IL on 05/15/74 as Document Number 22717504. See Attached for property address and legal description.

Power of Attorney for LaSalle Cragin Bank, FSB to LaSalle Talman Home Mortgage Corporation, dated January 28, 1995, recorded as document number 95119636 in the County of COOK, State of Illinois.

To HAVE AND TO HOLD the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above described Mortgage.

In WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage on July 1, 1995.

LaSalle Cragin Bank, FSB
successor by merger to Cragin Savings and
Loan Association

by 
Marianne Wallner, Vice President

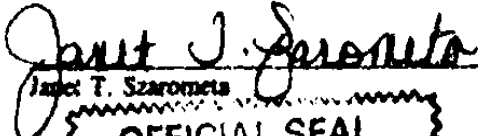
State of Illinois | SS.
County of Cook | SS.

On July 1, 1995 before me, Janet T. Szarometa personally appeared Marianne Wallner personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by his signature on the instrument the person(s), or the entity upon behalf of which person acted, executed the instrument.

Witness my hand and official seal.

Pool: 00923197CR
Loan: 4064976
Tax ID: 13281280180000

95860626


Janet T. Szarometa
OFFICIAL SEAL
JANET T SZAROMETA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 06/27/98

23.00

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FNMA POOL #1: 00923197CR
CRAGIN LN #1: 011000001848A
LTHMC LN #1: 406497-6
MTGR NAME: CZESZEWS

MORTG

THIS INDENTURE WITNESSETH: That the undersigned

MARTIN CZESZEWSKI AND JANE CZESZEWSKI, his wife

of the City of Chicago County of Cook State of Illinois,

hereinafter referred to as the Mortgagor, does hereby Mortgage and Warrant to

CRAGIN SAVINGS AND LOAN ASSOCIATION

a corporation organized and existing under the laws of the STATE OF ILLINOIS, hereinafter

referred to as the Mortgagee, the following real estate, situated in the County of Cook in the State of Illinois, to wit:

Lot forty (40) in the Halfport Fullerton Avenue Highlands Subdivision No. 23 being a Subdivision in the North West quarter of Section 28, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 5319 West George Street, Chicago, Illinois.



TOGETHER with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or otherwise and any other thing now or hereafter therein or thereon the furnishing of which by lessors to lessees is customary or appropriate, including screens, venetian blinds, window shades, storm doors and windows, floor coverings, screen doors, in-a-door beds, awnings, eaves and water heaters (all of which are declared to be a part of said real estate whether physically attached thereto or not); and also together with all easements and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over unto the Mortgagee, whether now due or hereafter to become due under or by virtue of any lease or agreement for the use or occupancy of said property, or any part thereof, whether said lease or agreement is written or verbal and whether it is now or may be hereafter existing or which may be made by the Mortgagee under the power herein granted to it; it being the intention hereof (a) to pledge said rents, issues and profits on a parity with said real estate and not therefor and such pledge shall not be deemed merged in any foreclosure decree, and (b) to establish an absolute transfer and assignment to the Mortgagee of all such leases and agreements and all the avails thereunder, together with the right in case of default, either before or after foreclosure sale, to enter upon and take exclusive possession of, manage, maintain and (per se) said premises, or any part thereof, make leases for terms deemed advantageous to it, terminate or modify existing or future leases, collect said avails, rents, issues and profits regardless of when earned and use such measures whether legal or equitable as it may deem proper to enforce collection thereof, employ renting agencies or other employees, alter or repair said premises, buy furnishings and equipment therefor when it deems necessary, purchase all kinds of insurance, and in general exercise all powers ordinarily incident to absolute ownership, advance or borrow money necessary for any purpose herein stated to secure which a lien is hereby created on the mortgaged premises and on the income therefrom which lien is prior to the lien of any other indebtedness hereby secured, and out of the income retain reasonable compensation for itself, pay insurance premiums, taxes and assessments, and all expenses of every kind, including attorneys' fees incurred in the exercise of the powers herein given, and from time to time apply any balance of income not, in its sole discretion, needed for the aforesaid purposes, first on the interest and then on the principal of the indebtedness hereby secured, before or after any decree of foreclosure, and on the deficiency in the proceeds of sale, if any, whether there be a decree in personam therefor or not. Whenever all of the indebtedness secured hereby is paid, and the Mortgagee, in its sole discretion, feels there is no substantial uncorrected default in performance of the Mortgagor's agreements herein, the Mortgagee, on satisfactory evidence thereof, shall relinquish possession and pay to Mortgagor any surplus income in its hands. The possession of Mortgagee may continue until all indebtedness secured hereby is paid in full or until the delivery of a Master's Deed or Special Commissioner's Deed pursuant to a decree foreclosing the lien hereof, but if no deed be issued then until the expiration of the statutory period during which it may be issued. Mortgagee shall, however, have the discretionary power at any time to refuse to take or to abandon possession of said premises without affecting the lien hereof. Mortgagee shall have all powers, if any, which it might have had without this paragraph. No suit shall be maintainable against Mortgagee based upon acts or omissions relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession ceases.

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the Homestead Exemption Laws of the State of Illinois, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE the payment of a certain indebtedness from the Mortgagor to the Mortgagee evidenced by a note made by the Mortgagor in favor of the Mortgagee, bearing even date herewith in the sum of THIRTY TWO THOUSAND FOUR HUNDRED AND NO/100 Dollars (\$ 32,400.00), which note together with interest thereon as provided by said note, is payable in monthly installments of TWO HUNDRED FORTY SIX AND NO/100 Dollars (\$ 246.00) or before.