

UNOFFICIAL COPY

WHEN RECORDED MAIL TO:

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

95860695

DEPT-01 RECORDING 823.50
140010 TRAM 3504 12/12/95 09:24:00
88973 RC # -95-860695
COOK COUNTY RECORDER

Space above this line for recording information

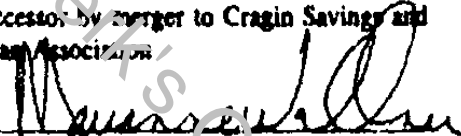
Assignment of Mortgage

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 09/28/74, made and executed by JOHN J. N. RAMOS AND GLORIA D. RAMOS, HIS WIFE, recorded in COOK County, State of IL on 10/08/74 as Document Number 22878393. 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 95119656 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 
Marianna Wallner, Vice President

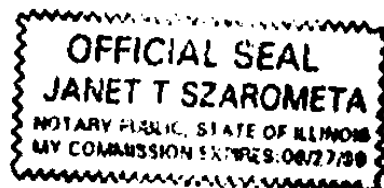
State of Illinois) SS.
County of Cook) SS.

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.


Janet T. Szarometa

Pool: 00923198CR
Loan: 4061352
Tax ID: 13071200100000



95860695

23.00

13 07 1.
UNOFFICIAL COPY
MORTG

CRAGIN LN #1
LTHMC LN #1
MTGR NAME
01116000018969
406535-2
TRAFFIC

03-41-080
OCT 08

THIS INDENTURE WITNESSETH: That the undersigned

JOHN J. M. RAMOS AND GLORIA D. RAMOS, 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

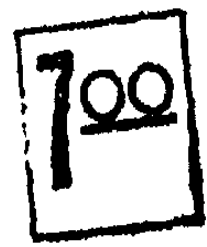
CRAGIN SAVINGS AND LOAN ASSOCIATION

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 one (1) in Block nine (9) in Otto Rueter's Norwood Park Addition being a subdivision of Lots one (1) and two (2) in the Superior Court Commissioner's Partition of part of the North half of Section 7, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois commonly known as 7007 W. Balmoral Chicago, Illinois.

Of Cook County



95860695

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-bath beds, awnings, stoves 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 secondarily 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 operate 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 on 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 the 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 sustainable 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 use 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 \$62,500.00, which note

UNOFFICIAL COPY

Property of Cook County Clerk's Office