

# UNOFFICIAL COPY

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. DEPT-01 RECORDING \$25.00  
. T#0012 TRAN 1745 08/19/96 14:51:00  
. #9007 + CG \*--96-636061  
. COOK COUNTY RECORDER

3/13 7611 9366  
96043748

MAIL TO: PARK FEDERAL SAVINGS BANK  
5400 SOUTH PULASKI ROAD  
CHICAGO, ILLINOIS 60632

ASSIGNMENT OF RENTS

LOAN # 0350503009

PARK FEDERAL SAVINGS BANK  
5400 SOUTH PULASKI  
CHICAGO, ILLINOIS 60632

This instrument was prepared by:  
Debra Fey  
Park Federal Savings Bank  
5400 South Pulaski Road  
Chicago, Illinois 60632

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, ROBERTO DURAN, HUSBAND, MARIA DURAN, WIFE AND LOURDES CASAS, A SINGLE PERSON, NEVER MARRIED in consideration of a loan in the amount of ONE HUNDRED TWENTY FOUR THOUSAND, EIGHT HUNDRED AND NO/100 DOLLARS (\$124,800.00) evidence by a promissory note and secured by a mortgage, both instruments bearing even date herewith, and other good and valuable consideration, does hereby sell, assign, transfer, and set over unto PARK FEDERAL SAVINGS BANK, a Federally Chartered Mutual Savings Bank, or its successors and assigns, (hereinafter referred to as the Institution), all the rents, issues, and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal and whether now existing or hereafter executed, or any letting of or any agreement for the use or occupancy of any part of the following described premises:

BOX 333-CTI

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170 000 000

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LOT 39 IN BLOCK 11 IN SCOVILLE WALKER AND MCELEWEE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #19-01-126-035-0000

more commonly known as: 3112 WEST POPE JOHN PAUL II DR  
CHICAGO, ILLINOIS 60632

IT IS UNDERSTOOD AND AGREED THAT THE INSTITUTION WILL NOT EXERCISE ANY OF ITS RIGHTS UNDER THIS ASSIGNMENT UNTIL AFTER DEFAULT UNDER THE TERMS OF THE AFORESAID PROMISSORY NOTE AND MORTGAGE

It is the intention of the undersigned hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the Institution, whether such leases or agreements may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to be the Institution under the power herein granted.

The undersigned does hereby irrevocably appoint the Institution the agent of the undersigned and consent that the Institution assume the management of said property, and may let and re-let said premises or any part thereof, according to its own discretion, and bring or defend any suits in connection with said premises in its own name, or in the name of the undersigned, as it may consider expedient, and 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 Institution may do.

It is understood and agreed that the Institution may use and apply said avails, issues, and profits toward the payment of any present or future indebtedness or liability of the undersigned to the Association, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses and the care and management of said premises including taxes, assessments, and insurance premiums which may in its judgement be deemed proper and advisable, and the undersigned does hereby ratify and confirm all that the Institution may do by virtue hereof. This assignment shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors, and assigns to 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 Institution shall be fully paid, at which time this assignment shall terminate.

The failure of the Institution to exercise any right which it might exercise hereunder shall not be deemed a waiver by the Institution of its right of exercise thereafter.

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Roberto Duran  
ROBERTO DURAN

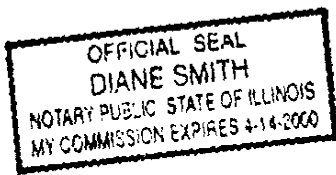
Maria Duran  
MARIA DURAN

Lourdes Casas  
LOURDES CASAS

STATE OF ILLINOIS |  
                          |        SS.  
COUNTY OF COOK |

I, Undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that ROBERTO DURAN, HUSBAND, MARIA DURAN, WIFE, AND LOURDES CASAS, A SINGLE PERSON, NEVER MARRIED 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 hand and Notarial Seal, this 8th day of August 1996.



Diane Smith  
Notary Public

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