

# UNOFFICIAL COPY

## ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENTS, that whereas,

WING K. LEON and HONG Y. LI, his wife  
of the CITY of CHICAGO, County of COOK, and  
State of ILLINOIS, in order to secure an indebtedness of

NINETY TWO THOUSAND EIGHT HUNDRED DOLLARS AND NO/100'S Dollars (\$ 92,800.00)  
executed a mortgage of even date herewith, mortgaging to

WASHINGTON FEDERAL BANK for savings  
the following described real estate:

LOT 10 IN SUB BLOCK 4 IN HUBBARD'S SUBDIVISION OF  
COMMISSIONER'S DIVISION OF LOT 14 IN BLOCK 24 IN THE  
CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTION  
OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

23-34  
2004

COMMON ADDRESS: 3033 S POPLAR CHICAGO, ILL 60608  
PIN#17-29-427-013-0000

and, whereas, WASHINGTON FEDERAL BANK for savings 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

WING K. LEON and HONG Y. LI, his wife  
hereby assign they transfer to and set over unto 96931321

WASHINGTON FEDERAL BANK for savings  
hereinafter referred to as the Bank, and of 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 Bank 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 Bank and especially those certain leases  
and agreements now existing upon the property herein above described.

The undersigned, do hereby irrevocably appoint the said Bank the agent of the undersigned for the management of said  
property, and do hereby authorize the Bank 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 names 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 said Bank  
may do.

It is understood and agreed that the said Bank 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 said Bank, 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. The Bank shall be  
liable to account only for those rents actually received.

It is understood and agreed that the Bank will not exercise its rights under this Assignment until after default in any pay-  
ment secured by the mortgage or after a breach of any of its covenants.

It is further understood and agreed, that in the event of the exercise of this assignment, the undersigned will pay rent for  
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 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 Bank 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 Bank shall have been fully paid, at which time this assignment and power of attorney shall terminate.

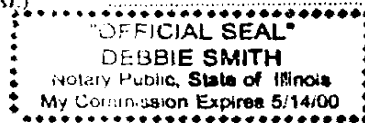
The failure of the Bank to exercise any right which it might exercise hereunder shall not be deemed a waiver by the  
of its right of exercise thereafter.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 14TH  
day of NOVEMBER A.D., 1996

[Signature] (SEAL) (SEAL)

[Signature] (SEAL) (SEAL)

State of Illinois }  
County of COOK } ss.



96931321

I, THE UNDERSIGNED, A Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the  
above named persons 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, including the release and waiver of the right of homestead.  
GIVEN under my hand and Notarial Seal, this 14TH day of NOV A.D. 1996

Debbie Smith  
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY

WASHINGTON FEDERAL BANK for savings

My Commission Expires

96931321

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hath caused these presents to be signed by its \_\_\_\_\_ President and its corporate seal to be here-  
unto affixed and attested by its \_\_\_\_\_ Secretary this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19 \_\_\_\_\_

ATTEST

By \_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

STATE OF ILLINOIS }  
COUNTY OF \_\_\_\_\_ } SS.

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

\_\_\_\_\_  
President of \_\_\_\_\_  
and \_\_\_\_\_ Secretary of said Corpora-

tion, who are personally known to me to be the same persons whose names are subscribed to the foregoing instru-  
ment as such \_\_\_\_\_ President, and \_\_\_\_\_ Secretary, respectively, appeared before me  
this day in person and acknowledged that they signed and delivered the said Instrument as their own free and  
voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth;

and the said \_\_\_\_\_ Secretary then and there acknowledged that \_\_\_\_\_ as custodian of the  
corporate seal of said Corporation, did affix the corporate seal of said Corporation to said Instrument as \_\_\_\_\_ own  
free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19 \_\_\_\_\_

\_\_\_\_\_  
Notary Public

56931321

**Assignment of Rents**

\_\_\_\_\_  
\_\_\_\_\_  
MAIL \_\_\_\_\_

TO

WASHINGTON FEDERAL BANK for savings  
2869 S ARCHER  
CHICAGO, ILL. 60608

Loan No. 1291-5

PROPERTY OF COOK COUNTY CLERK'S OFFICE