

96244004

# UNOFFICIAL COPY ASSIGNMENT OF RENTS

LOAN # 17-100009

KNOW ALL MEN BY THESE PRESENTS, that the undersigned,  
FILEMON MOJICA AND LEONOR RAMOS

In consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, in hand paid, the receipt whereof is hereby acknowledged, do hereby sell, assign, transfer and set over unto  
FIRST UNITED BANK

its successors and/or its assigns, a corporation organized and existing under the laws of the  
THE STATE OF ILLINOIS (hereinafter referred to as the Association) all the rents issues and profits now now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of or any agreement for the use or occupancy of any part of the following described premises:

SEE ATTACHED RIDER

Commonly Known as 3725 WEST GIDDINGS STREET, CHICAGO, ILLINOIS 60625  
13-14-104-032

2350  
P 2000  
M

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

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

It being understood and agreed that the said Association 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 Association, 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 and assessments which may in its judgment be deemed proper and advisable, hereby ratifying and confirming all that said Association may do by virtue hereof. It being further understood and agreed that in the event of the exercise of this assignment, the undersigned will pay rent for the premises occupied by them at a rate per month fixed by the Association, and a failure on their part 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 Association 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 heirs 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 Association shall have been fully paid, at which time this assignment and power of attorney shall terminate.

It is understood and agreed that the Association will not exercise any of its rights under this Assignment until after default in the payment of any indebtedness or liability of the undersigned to the Association.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, this 9TH day of FEBRUARY A.D. 1996

\_\_\_\_\_  
(SEAL)

*Filemon Mojica*  
FILEMON MOJICA (SEAL)

\_\_\_\_\_  
(SEAL)

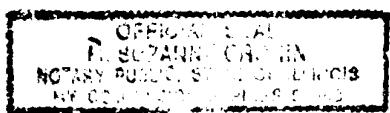
*Leonor Ramos*  
LEONOR RAMOS (SEAL)

96244004

STATE OF ILLINOIS  
COUNTY OF

*Filemon Mojica*, a Notary Public in and for said County, in the State aforesaid,

DO HEREBY CERTIFY THAT  
FILEMON MOJICA AND LEONOR RAMOS, HUSBAND AND WIFE  
personally known to me to be the same persons whose names subscribed to the foregoing Instrument, appeared before me this day in person, and acknowledged that THEY signed, sealed and delivered the said Instrument at THEIR free and voluntary act, for the uses and purposes therein set forth  
GIVEN under my hand and Notarial Seal, this 9th day of February A.D. 19



*Filemon Mojica*  
Notary Public  
Rev. 06/07/84 DPS 578

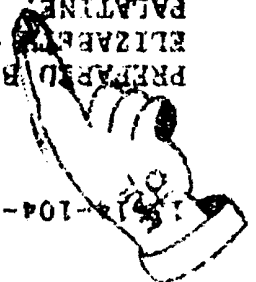
# UNOFFICIAL COPY

Ops 831

RECORD AND RETURN TO:  
FIRST UNITED BANK  
700 EXCHANGE STREET  
CRETE, ILLINOIS 60417

PREPARED BY:  
ELIZABETH CARSTENS  
PALATINE, IL 60967

151-104-032



ATTORNEYS' NATIONAL  
TITLE NETWORK

Property of Cook County Clerk's Office

DEPT-01 RECORDING 823.00  
14010 TRAN 4535 04/01/96 12:44:00  
4/897 J C J \*--96-244034  
COOK COUNTY RECORDER  
DEPT-10 FENALTY 470.00

LOT 6 AND THE WEST 9 FEET OF LOT 5 IN BLOCK 2 IN ROBERT S. DISNEY'S  
IRVING PARK SUBDIVISION OF THE WEST 25 ACRES OF THE EAST 1/2 OF THE  
NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE  
THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 12 RODS OF THE SOUTH 40 RODS  
THEREOF), IN COOK COUNTY, ILLINOIS.