

UNOFFICIAL COPY

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ASSIGNMENT OF RENTS

97013191

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, RONALD P. JAEGER AND MARY EILEEN MURNEY, HIS WIFE, DOX IN JOINT TENANCY DOX AS TENANTS DOX COOK COUNTY, ILLINOIS

THE VILLAGE OF BURBANK County of COOK and State of Illinois, is hereby acknowledged, do hereby sell, assign, transfer and set over unto

HEMLOCK FEDERAL BANK FOR SAVINGS a Corporation organized under the laws of the United States of America (hereinafter referred to as the Association) all rents, issues and profits now due or which may hereafter come due and all of the undersigned's right, title and interest, as lessor, in all leases, tenancies or agreements for use and occupancy, and all guarantees, extensions and renewals thereof, whether written or verbal, affecting or in way derived from all or part of the following described premises:

THE SOUTH 1/2 OF LOT 3 IN BLOCK 17 IN FREDRICK H. BARTLETT'S HIGHWAY ACRES, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #25-312-032-0000

98801202

DEPT-01 RECORDING 428.50  
DEPT-01 RECORDING 12:31:00  
TRAN 8918 01/07/97  
49928 \* C.J \* -97-013191  
COOK COUNTY RECORDER  
DEPT-10 PENALTY 420.00  
DEPT-01 RECORDING 73.50  
RECORDS UNIT 15:30:50  
12:31:00

Handwritten initials and numbers: 2350, p 20, and other scribbles.

Vertical stamp: 97013191, 97013191, 97013191

Vertical stamp: 97013191, 97013191, 97013191

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Loan No. 10-0145626-10

ASSIGNMENT OF RENTS

from

\*\*\*\*\*RONALD P. JAEGER\*\*\*\*\*

AND

\*\*\*\*\*MARY ELLEN MURNEY\*\*\*\*\*

to

HEMLOCK FEDERAL BANK FOR SAVINGS

5700 West 159th Street  
Oak Forest, Illinois 60452  
Phone (312) 687-9400



This instrument prepared by

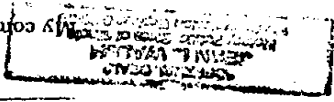
MARGARET D. KOBYLARCZYK FOR

HEMLOCK FEDERAL BANK FOR SAVINGS  
5700 West 159th Street  
Oak Forest, Illinois 60452

968801202

101010101

960609956



personally known to me to be the same person(s) whose name(s) 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.

DO HEREBY CERTIFY that RONALD P. JAEGER AND MARY ELLEN MURNEY, HIS WIFE

Notary Public in and for said County, in the State aforesaid,

STATE OF ILLINOIS  
COUNTY OF COOK  
SS }  
\_\_\_\_\_  
(SEAL)  
RONALD P. JAEGER  
\_\_\_\_\_  
(SEAL)  
MARY ELLEN MURNEY  
\_\_\_\_\_  
(SEAL)

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, this 2nd day of OCTOBER 19 96 A.D.

The undersigned shall, and does hereby agree to, indemnify and hold Association harmless of and from any and all liability, loss or damage which it may or might incur under said leases or under or by reason of this Assignment and of and from any and all claims and demands whatsoever which may be asserted against it by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in said leases. Should Association incur any such liability, loss or damage under the said leases or under or by reason of this Assignment, or in the defense of any such claims or demands, the amount thereof, including costs, expenses, and reasonable attorneys' fees, shall be secured hereby and the undersigned shall reimburse Association therefor immediately upon demand.

All tenants or occupants of any part of the premises are hereby authorized to recognize the claims and demands of Association without investigation as to the reason for any action taken by Association or the validity or the amount of indebtedness owing to Association or the existence of any default hereunder or under the note or mortgage or the application to be made by Association of any amounts to be paid to Association. Association's sole signature shall be sufficient for the exercise of any right under this Assignment and Association's sole receipt given for any sums received shall be a full discharge and release therefor to any such tenant or occupant of the premises. Checks for all or any part of the rental collected under this Assignment of Rents shall be made to the exclusive order of the Association.

It is further understood and agreed that the Association may, at its discretion, retain, appoint or employ attorneys, agents or servants or may make application for the appointment of a receiver, whether such receivership be incident to foreclosure or otherwise, for the purpose of exercising any of the powers and authority herein granted and pay the reasonable fees thereof.

Any such party shall be liable to account only for the rents actually received.

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. Notwithstanding the foregoing, this Assignment of Rents shall be deemed a present assignment.

All rights and remedies of Association hereunder shall be in addition to all other rights and remedies granted to Association under any instrument evidencing or further securing the indebtedness secured hereby. Such rights and remedies may be exercised concurrently or in such order and at such times as Association in its sole discretion may elect. The failure to exercise any right or remedy shall not be construed as a waiver or release of said right or remedy or of the right to exercise them at a later date.

This instrument shall not be amended or modified without written agreement of Association and the undersigned. If more than one person or entity has executed this instrument, the covenants and undertakings contained herein shall be deemed the joint and several covenants and undertakings of each such person or entity.