

# UNOFFICIAL COPY

(Individual Form)

Loan No. 6333-0

KNOW ALL MEN BY THESE PRESENTS, that JUAN MEZA and ELODIA MEZA, his wife And  
IGNACIO MEZA and MARIA ELENA RODRIQUEZ, his wife  
of the City of Chicago, County of Cook, and State of Illinois

in order to secure an indebtedness of SIXTY THOUSAND and No/100-----Dollars  
Dollars (\$ 60,000.00 ), executed a mortgage of even date herewith, mortgaging to

## UNIVERSAL FEDERAL SAVINGS BANK

hereinafter referred to as the Mortgagee, the following described real estate:

Lot Nine (9) in Block Four (4) in Mc Mahan's Subdivision of the West Half (1/2) of the  
West Half (1/2) of the South East Quarter (1/4) of Section Twenty Four (24), Township  
Thirty Nine (39) North, Range Thirteen (13) East of the Third Principal Meridian, in  
Cook County, Illinois and commonly known as 1821 South California Avenue, Chicago,  
Illinois

98305557

PTN # 16-24-407-007-0000

6945/0038 30 001 Page 1 of 1  
1998-04-17 09:21:22  
Cook County Recorder 23.00

and, whereas, said Mortgagee 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 un-  
signed hereby assign, transfer and set over unto said Mortgagee, and/or 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 Mortgagee 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 Mortgagee and especially  
those certain leases and agreements now existing upon the property hereinabove described.

The undersigned, do hereby irrevocably appoint the Mortgagee the agent of the undersigned for the management of  
said property, and do hereby authorize the Mortgagee 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(s) 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  
Mortgagee may do.

It is understood and agreed that the Mortgagee 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 Mortgagee, 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.

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 under-  
signed 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 Mortgagee 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 Mortgagee shall have been fully paid, at which time this assignment and power of attorney shall terminate.

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

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

IN WITNESS WHEREOF, this assignment of rents is executed, sealed and delivered this 27th

day of March A. D., 19 98

Juan Meza (SEAL)

Elodia Meza (SEAL)

Ignacio Meza (SEAL)

Maria Elena Rodriguez (SEAL)

STATE OF Illinois

COUNTY OF Cook

} ss.

Anna M. Rios

I, the undersigned, a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Juan Meza and Elodia Meza, his wife

And Ignacio Meza and Maria Elena Rodriguez, his wife  
personally known to me to be the same persons whose names are subscribed to the foregoing instrument,

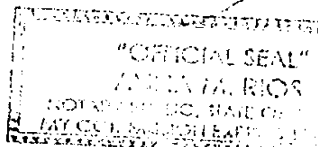
appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument

as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 27th day of March, A.D. 1998

Anna M. Rios  
Notary Public

THIS INSTRUMENT WAS PREPARED BY:  
UNIVERSAL FEDERAL SAVINGS BANK  
1800 South Halsted Street  
Chicago, Illinois 60608  
Anna M. Rios



BOX 333-CTI

IFAR—Standard Individual Form Assignment of Rents for  
use with Standard Mortgage Form 30M1 and Standard  
Promissory Note Form 31N1 of the Accounting Division—  
AS & AS, INC., 111 E. Wacker Drive, Chicago, Illinois  
60601 (174)

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Property of Cook County Clerk's Office

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