

BOX 260

UNOFFICIAL COPY ASSIGNMENT OF RENTS

1136573 2/3

KNOW ALL MEN BY THESE PRESENTS, that whereas, ELIZABETH HAND, divorced and not since remarried, of 1416 S.JQ. 1601 N.W. 97th Ave., #C-101, of the City of Miami, County of Florida, and State of Florida, in order to secure an indebtedness of Forty Seven Thousand and no/100 Dollars (\$47,000.00),



executed a mortgage of even date herewith, mortgaging to RONALD W. EDINGER and ELIZABETH R. EDINGER, his wife, as joint tenants with right of survivorship and not as tenants in common, the following described real estate:

LOT 5 IN BLOCK 6 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 of SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, INCOOK COUNTY, ILLINOIS.

Commonly known as 3249 N. Seminary Ave., Chicago, IL 60614 P.I.N. 14-20-423-043

and, whereas RONALD W. EDINGER and ELIZABETH R. EDINGER, his wife, is the holder of whose address is Interlink 832, P.O. Box 02-5635, Miami, Florida 33102 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 ELIZABETH HAND

hereby assign, transfer and set over unto RONALD W. EDINGER and ELIZABETH R. EDINGER, his wife, as joint tenants with right of survivorship and not as tenants in common.

hereinafter referred to as the Association, 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 Association 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 Association and especially those certain leases and agreements now existing upon the property hereinabove described.

The undersigned, do hereby irrevocably appoint the said Association the agent of the undersigned 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 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 Association may do.

It is 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, 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 understood and agreed that the Association 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.

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 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 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 Association shall have been fully paid, at which time this assignment and power of attorney shall terminate.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 15th day of June, A. D., 1999.

After Recording Mail to:
Daniel A. Marsh, Jr. & Associates
135 S. LaSalle St., #4102
Chicago, IL 60603

Elizabeth Hand
Elizabeth Hand

ATG
INC
(SEAL)

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1999-06-24 15:03:10
Cook County Recorder 43.00

STATE OF ILLINOIS
COUNTY OF Cook, ss.

I, *Bennett I. Berman*, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Elizabeth Hand, divorced and not since married,

personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this June 15, A. D., 1999.

MAIL TO



Bennett I. Berman
Notary Public