

KNOW ALL MEN BY THESE PRESENTS, that KATIE L. BIRGE, a spinster of the VILLAGE of OAK PARK, County of COOK, and State of ILLINOIS

in order to secure an indebtedness of TWO THOUSAND AND 0/100

Dollars (\$ 2,000.00), executed a mortgage of even date herewith, mortgaging to INLAND MORTGAGE CORPORATION

THIS ASSIGNMENT OF RENTS IS SUBJECT AND SUBORDINATE TO ASSIGNMENT OF RENTS DATED 8-19-86, MADE BY KATIE L. BIRGE TO INLAND MTG. CORP. IN THE AMOUNT OF \$16,400.00.

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

UNIT 102-2 IN 100-04 S. AUSTIN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 30 AND ALL OF LOT 31 IN WILSON'S AUSTIN BLVD. & MADISON ST. SUBDIVISION IN THE NW 1/4 OF SEC. 17, TWSHP 39 N, RANGE 13 E OF THE T.P.M. WHICH SURVEY IS ATTACHED AS EX "A" TO THE DECLARATION OF CONDOMINIUM FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK CO, IL AS DOC LR3184488 TOGETHER WITH AN UNDIVIDED PERCENTAGE INT. IN THE COMMON ELEMENTS, IN COOK CO, IL PERM. TAX #16-17-107-036-1005 VOL. 143 COMMON ADDRESS: 102 S. AUSTIN #2B

A. MORTGAGOR ALSO HEREBY GRANTS TO THE MORTGAGEE, ITS SUCCESSORS & ASSIGNS, AS RIGHTS & EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS & EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DEC. OF CONDO AFORESAID. B. THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS & RESERVATIONS CONTAINED IN SAID DEC. THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED & STIPULATED AT LENGTH HEREIN. 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 undersigned 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 avals 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 avals, 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 commission, 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 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 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 19TH

day of AUGUST A. D., 1986

Katie L. Birge (SEAL)

(SEAL)

STATE OF Illinois } COUNTY OF Cook }

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

personally known to me to be the same person whose name subscribed to the foregoing instrument.

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

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

GIVEN under my hand and Notarial Seal, this

day of August, A. D. 1986

Notary Public

THIS INSTRUMENT WAS PREPARED BY: INLAND MORTGAGE CORPORATION 2100 CLEARWATER DRIVE OAK BROOK, ILLINOIS 60521 PREPARER: RUTH MC CARTNEY

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REGISTRAR / OF TITLES

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Property of Cook County Clerk's Office

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