

ASSIGNMENT OF RENTS FOR INDIVIDUALS

3642167

KNOW ALL MEN BY THESE PRESENTS, that YVONNE J. DIXON, DIVORCED AND NOT SINCE REMARRIED,
of the CITY of CHICAGO, County of COOK, and State of ILLINOIS

in order to secure an indebtedness of EIGHTY SEVEN THOUSAND FIVE HUNDRED and no/100-----
Dollars (\$ 87,500.00), executed a mortgage of even date herewith, mortgaging to

Great American Federal Savings and Loan Association, Oak Park, Illinois,

the following described real estate:

LOT SIXTEEN---(16) LOT SEVENTEEN---(17) IN WATSON AND BARTLETT'S
SUBDIVISION OF BLOCK EIGHT (8) IN THE CIRCUIT COURT PARTITION OF THE
EAST QUARTER (1/4) OF THE SOUTH EAST QUARTER (1/4) OF SECTION 25,
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-25-430-038 P. A. 7840 S. YATES BLVD.
CHICAGO, IL 60649

and, whereas, said Association 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-
derigned hereby assigns, transfers and set over unto said Association, 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 agree-
ments 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 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
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 be-
come 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 prem-
ises 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 month, 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 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 22ND

day of JULY, 1987, D., 19 87..

Yvonne J. Dixon (SEAL) _____ (SEAL)
YVONNE J. DIXON (SEAL) _____ (SEAL)

STATE OF Illinois }
COUNTY OF Cook } ss. I, _____, a Notary Public in

and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
YVONNE J. DIXON, DIVORCED AND NOT SINCE REMARRIED,
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 free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 7 day of August, A.D. 1987.

[Signature]

Notary Public
Com F11 71888

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

First American Title Insurance
Company of the Mid-West
100 North LaSalle Street Suite 4
Chicago, Illinois 60602 Z50-67

IDENTIFIED No.	IN PART OF REGISTERED MAP NO. 50867
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 HARRY E. JOURELL
 CLERK OF COOK COUNTY
 100 N. LA SALLE ST.
 CHICAGO, ILL. 60602
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 4/10/07
 3/26