

UNOFFICIAL COPY

KNOW ALL MEN BY THESE PRESENTS, that whereas.....
COMMUNITY SAVINGS BANK.....

a corporation organized and existing under the laws of the...STATE..... of...ILLINOIS.....
not personally but as trustee under the provisions of a Deed or Deeds in trust
duly recorded and delivered to the undersigned in pursuance of a Trust Agreement dated...NOVEMBER...1...1990
and known as trust number...LT-499....., in order to secure
an indebtedness of...NINETY-FIVE THOUSAND AND NO/100.....Dollars
(\$95,000.00) Executed a mortgage of even date herewith, mortgaging to.....
COMMUNITY SAVINGS BANK.....
the following described real estate:

SEE RIDER ATTACHED HERETO:

Lot Four (except the North Twenty (20) feet thereof) - - - - - (4)
The North Ten (10) feet of Lot Five - - - - - (5)
In Northwest Christian Youth Foundation's Resubdivision of Lots One (1), Two (2),
Thirty-Five (35) and Thirty-Six (36), in Albert H. Ahren's Homestead Acres
Subdivision, and Lots Fifteen (15) and Sixteen (16) in Central High School Addition
to Des Plaines all in the West Half (W/2) of the Southwest Quarter (SW/4) of Section
Fifteen (15), Township Forty-One (41) North, Range Twelve (12), East of the Third
Principal Meridian, according to Plat of said Northwest Christian Youth Foundation's
Resubdivision registered in the Office of the Registrar of Titles of Cook County,
Illinois, on December 25, 1965 as Document Number 2249024.

Permanent Index Number: 02-15-305-023.

Property commonly known as: 685 Lyman Avenue - Des Plaines, Illinois 60016.

3927848

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.

This assignment of rents is executed by.....
not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such
Trustee (and said.....
warrants that it possesses full power and authority to execute this instrument) and it is expressly understood and agreed that
nothing herein or in said note contained shall be construed as creating any liability on the said.....

Trustee aforesaid, personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing
hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly
waived by the Mortgagor and by every person now or hereafter claiming any right or security hereunder, and that so far as

Trustee aforesaid, or its successors, personally are concerned, the legal holder or holders of said note and the owner or owners of
any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the
enforcement of the lien hereby created in the manner herein and in said note provided or by action to enforce the personal
liability of the guarantor, if any.

IN WITNESS WHEREOF.....

not personally but as Trustee as aforesaid, has caused these presents to be signed by its.....President, and

its corporate seal to be hereunto affixed and attested by its.....Assistant..... Secretary, this 9th day of
November..... A. D. 1990.....

ATTEST.....
Assistant Secretary

.....
At Trustee as aforesaid and personally
By.....
President

LEGAL Follows Mtg

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UNOFFICIAL COPY

Box 331

Assignment of Rents

COMMUNITY SAVINGS BANK TR# LI-499

605 Lyman Avenue

Des Plaines, Illinois 60016

TO

COMMUNITY SAVINGS BANK
4801 West Belmont Avenue
Chicago, Illinois 60641

Loan No. 12644-0

O. N. Press, Chicago

3/11/92

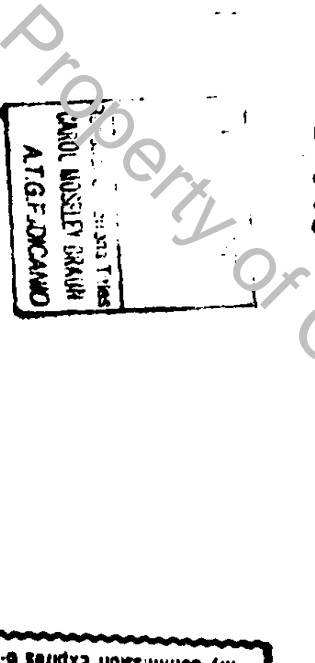
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APR 21 PM 2 02
CAROL MOSELEY GRAHAM
REGISTRAR OF TITLES

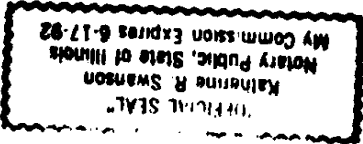
IN DUPLICATE

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ATTORNEY'S TITLE
GUARANTY FUND, INC.
29 S. LA Salle 5th Floor
CHICAGO, IL 60603
312-372-8361



My Commission Expires

STATE OF ILLINOIS
COUNTY OF Cook } ss.
I, Katherine R. Swanson
Notary Public, in and for said County, in the State aforesaid,
DO HEREBY CERTIFY, THAT
Date: H. Clayen
COMMUNITY SAVINGS BANK
President of
and
Barbara Kostelanski, Assistant Secretary of said corporation, who are personally known to me to be the same persons
whose names are subscribed to the foregoing instrument as such.....President, and Assistant
Secretary, respectively, appeared before me this day in person and acknowledged that they signed and
delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said
corporation, as Trustee as aforesaid for the uses and purposes therein set forth; and the
said Assistant Secretary then and there acknowledged that she, as custodian of the corporate seal
of said corporation, did affix said seal to said instrument as her own free and voluntary act and as the
free and voluntary act of said corporation, as Trustee as aforesaid, for the uses and purposes therein set forth
GIVEN under my hand and Notarial Seal, this 17th day of November, A.D. 1990
Katherine R. Swanson
Notary Public

8782263

Property of Cook County Clerk's Office

ASSIGNMENT OF RENTS

3927848

KNOW ALL MEN BY THESE PRESENTS, that whereas, COMMUNITY SAVINGS BANK

a corporation organized and existing under the laws of the STATE of ILLINOIS, not personally but as trustee under the provisions of a Deed or Deeds in trust

and, whereas, COMMUNITY SAVINGS BANK

said mortgage and the note secured thereby:

NOW, THIS DEED, in order to further secure said indebtedness, and as a part of the consideration of said

transaction, the undersigned, COMMUNITY SAVINGS BANK

hereby assigns, transfers, and sets over unto COMMUNITY SAVINGS BANK

4501 W. Belmont Avenue
Chicago, Illinois, 60641

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, being the intention hereby to establish an absolute transfer and assignment of all such leases and agreements and all the aforesaid heretofore unto the Association and especially those certain leases and agreements now existing upon the property hereinabove described.

The undersigned, do hereby irrevocably appoint the Association to let and to 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, 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 aforesaid leases 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 letting 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 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 exercising the same.

This assignment of rents is executed by COMMUNITY SAVINGS BANK

Trustee aforesaid, personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant expressed or implied herein contained, all such liability, if any, being expressly waived by the Mortgagee and by every person now or hereafter claiming any right or security hereunder, and that so far as either individually or as COMMUNITY SAVINGS BANK

IN WITNESS WHEREOF, COMMUNITY SAVINGS BANK

not personally but as Trustee aforesaid, has caused these presents to be signed by its President, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, this 9th day of November, 1990

By _____ Assistant Secretary
COMMUNITY SAVINGS BANK
President

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LGHL Follows NY

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF Cook) ss.

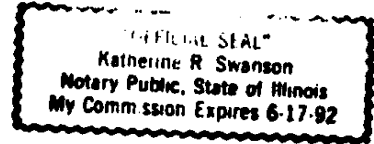
I, Katherine R. Swanson, a Notary Public, in and for said County, in the State aforesaid,
DO HEREBY CERTIFY, THAT Dane H. Clevon President of COMMUNITY SAVINGS BANK

and Barbara Kostelancik, Assistant Secretary of said corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President, and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, as Trustee as aforesaid for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that she, as custodian of the corporate seal of said corporation, did affix said seal to said instrument as her own free and voluntary act and as the free and voluntary act of said corporation, as Trustee as aforesaid, for the uses and purposes therein set forth

GIVEN under my hand and Notarial Seal, this 17th day of November, A. D. 1990

Katherine R. Swanson
Notary Public

My Commission Expires

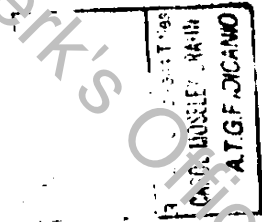


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NOV 21 PM 2 02
REGISTRAR OF DEEDS
CAROL HOOPER
CHICAGO, ILLINOIS



ATTORNEY'S TITLE
GUARANTY FUND, INC.
29 S. LASALLE 5th FLOOR
CHICAGO, IL 60603
312-372-8361

Box 331

Assignment of Rents

COMMUNITY SAVINGS BANK TR# LT-499

685 Lyman Avenue

Des Plaines, Illinois 60016

TO

COMMUNITY SAVINGS BANK
4801 West Belmont Avenue
Chicago, Illinois 60641

Loan No. 12644-0

O. N. Press, Chicago

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