

UNOFFICIAL COPY

3962091

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

(M) 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 APRIL 25, 1931...
....., and known as trust number LT-541....., in order to secure
an indebtedness of FORTY-EIGHT THOUSAND AND NO/100..... Dollars
48,000.00 Executed a mortgage of even date herewith, mortgaging to COMMUNITY SAVINGS BANK

the following described real estate: SEE RIDER ATTACHED HERETO:

Lots One Hundred Twenty-Six (126) and One Hundred Twenty-Seven (127) in H. Roy Berry's
Devon Harlem Subdivision, being a Subdivision of parts of the South Half (S½) of Section
Thirty-Six (36), Township Forty-One (41) North, Range Twelve (12), East of the Third Principal
Meridian, and part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section
One (1), Township Forty (40) North, Range Twelve (12), East of the Third Principal Meridian,
in Cook County, Illinois.

Permanent Index Number: 09-36-333-037.

Property commonly known as: 7640 West Devon Avenue - Chicago, Illinois 60631.

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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.

This assignment of rents is executed by COMMUNITY SAVINGS BANK
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 COMMUNITY SAVINGS BANK hereby
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

COMMUNITY SAVINGS BANK either individually or as
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

COMMUNITY SAVINGS BANK either individually or 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. COMMUNITY SAVINGS BANK

IN WITNESS WHEREOF,

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

its corporate seal to be hereunto affixed and attested by its April 25, 1945 Secretary, this 26th day of
April, A. D. 19..... COMMUNITY SAVINGS BANK

ATTEST As Trustee as aforesaid and not personally
Asst. Vice President

UNOFFICIAL COPY

Assignment of Rents

Box 331

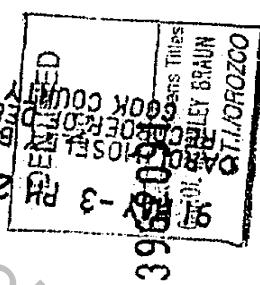
COMMUNITY SAVINGS BANK TR# LT-541

7640 West Devon Avenue
Chicago, Illinois 60631

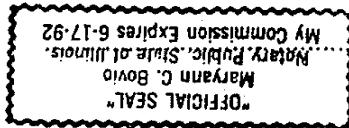
TO

COMMUNITY SAVINGS BANK
1401 West Belmont Avenue
Chicago, Illinois 60641

Loan No. 12343-5



CHICAGO TITLE INS CO
160-17-11



GIVEN under my hand and Notarial Seal, this 29th day of April, 19.

I, Maryann C. Boylino, Notary Public, in and for said County, in the State aforesaid,
do hereby certify, that KATHERINE R. SWANSON, Ass't. Vice President, and Barbara Kosteljnik, Ass't. 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. Ass't. Vice President, and Ass't. 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 corporation, did affix said seal to said instrument as her, own free and voluntary act and as the
assistant.....
ASST:.....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
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;
and Barbara Kosteljnik, Ass't. 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. Ass't. Vice President, and Ass't. Secretary,
respectively, acknowledged 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 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;

STATE OF ILLINOIS COUNTY OF Cook } SS.

ASSIGNMENT OF RENTS

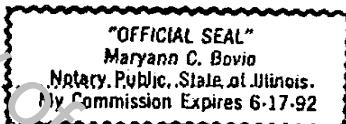
LLC, S. & L.; Leverage 1045 Form No.: 12A
CORPORATE TRUSTEE UNDER A LAND TRUST
LOAN# 12843-5
O.K.; press, Chicago

UNOFFICIAL COPY

STATE OF ILLINOIS }
COUNTY OF.....Cook.....} SS.

I,, Maryann C. Bovio, a Notary Public, in and for said County, in the State aforesaid,
DO HEREBY CERTIFY, THAT KATHERINE R. SWANSON, Asst. Vice..... President of.....
COMMUNITY SAVINGS BANK
....., and
Barbara Kostelanick, Asst. 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.... Asst. Vice..... President, and ... Asst.....
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..... Asst..... 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 29th day of April D. 19 91.



My Commission Expires

Notary Public

CHICAGO TILE MFG. CO.
G#72-10-844

331
Box

Assignment of Rents

COMMUNITY SAVINGS BANK TR# LI-54

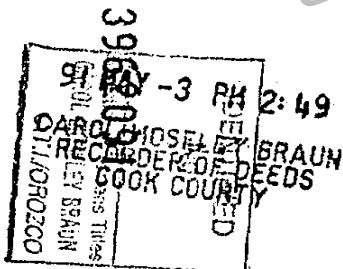
7640 West Devon Avenue

Chicago, Illinois 60631

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COMMUNITY SAVINGS BANK
4801 West Belmont Avenue
Chicago, Illinois 60641

Loan No. 12843-5



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2/14/90