

# UNOFFICIAL COPY

REAL ESTATE MORTGAGE 3

Recording requested by: Please return to:  General Finance Corporation 845 W Dundee Rd.  Wheeling, IL 60090	THIS SPACE PROVIDED FOR RECORDER'S USE   <div style="text-align: right;"> <b>86180713</b>                      DEPT-01 RECORDING \$12.25                      TR#3333 TRAN 1603 05/07/86 10:37:00                      #2576 # A * -86-180713                 </div>
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<b>NAME AND ADDRESS OF ALL MORTGAGORS</b>  Kenneth J. LaFrancis Louise M LaFrancis, his wife in joint tenancy 2536 S. 50th Ave. Chicago, IL 60650	<b>MORTGAGE AND WARRANT TO</b>	<b>MORTGAGEE:</b>  General Finance Corporation 845 W Dundee Rd. Wheeling IL 60090
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NO. OF PAYMENTS	AMOUNT OF FIRST PAYMENT	AMOUNT OF EACH PAYMENT	AMOUNT OF LAST PAYMENT	FIRST PAYMENT DUE DATE	DUE DATE EACH MONTH	FINAL PAYMENT DUE DATE	TOTAL OF PAYMENTS
120	335.95	335.95	335.95	5/11/86	11th	4/11/96	28,314.00

**THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$** 28,314.00  
 (If not contrary to law, this mortgage also secures the payment of all renewals and renewal notes hereof, together with all extensions hereof)

The Mortgagors for themselves, their heirs, personal representatives and assigns, convey and agree to pay said note and interest as they become due and to repay such further advances, if any, with interest as provided in the note or notes evidencing such advances.

**ALL OF THE FOLLOWING DESCRIBED REAL ESTATE, to-wit:**  
16-28-228-021-0000 P

That part of Lots 47, 48 and the West 1/2 part of Lot 49 in the Subdivision of Blocks 15 and 16 and the vacated streets and Alleys in and Between said Blocks in Morton Park in the North Part 1 of Section 22, Township 39 North, Range 13 East of the Third Principal Meridian, lying South of the following described parcel of land: Beginning at a point on the South line of Lot 56 said point being 22.47 East feet of the South West corner of Lot 56, thence Northwesterly 205.35 feet along a line which bears an angle of 26 Degrees and 40 Minutes measured from South to East with said South line of Lot 56 to a point; thence Northwesterly 61.08 feet along a curve tangent to the last described course convex to the North West with a radius of 233 feet to a point on the East line of Lot 47, said point being 3.47 feet South of the North East corner of said Lot 47, thence South 75.95 feet along the East line of Lot 47 to a point, thence Southeasterly 22.75 feet along a curve convex to the North West with a radius of 967 feet to the point; thence Southwesterly 22.00 feet along a line tangent to the last curve to a point on the South line of Lot 50, thence West 147.09 feet along the South line of Lots 50 to 56 to a place of beginning in Cook County, Illinois.

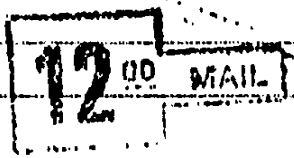
Index: 1126411  
 address: 2536 S. 50th Ave, Chicago, IL 60650

including the rents and profits arising or to arise from the real estate from default until the time to redeem from any sale under judgment of foreclosure shall expire, situated in the County of Cook and State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and all right to retain possession of said premises after any default in or breach of any of the covenants, agreements, or provisions herein contained.

And it is further provided and agreed that if default be made in the payment of said promissory note (or any of them) or any part thereof, or the interest thereon or any part thereof, when due, or in case of waste or non-payment of taxes or assessments, or neglect to procure or renew insurance, as hereinafter provided, then and in such case, the whole of said principal and interest secured by the note in this mortgage mentioned shall thereupon, at the option of the holder of the note, become immediately due and payable; anything herein or in said promissory note contained to the contrary notwithstanding and this mortgage may, without notice to said Mortgagor of said option or election, be immediately foreclosed; and it shall be lawful for said Mortgagee, agents or attorneys, to enter into and upon said premises and to receive all rents, issues and profits thereof, the same when collected, after the deduction of reasonable expenses, to be applied upon the indebtedness secured hereby, and the court wherein any such suit is pending may appoint a Receiver to collect said rents, issues and profits to be applied on the interest accruing after foreclosure sale, the taxes and the amount found due by such decree.

If this mortgage is subject and subordinate to another mortgage, it is hereby expressly agreed that should any default be made in the payment of any installment of principal or of interest on said prior mortgage, the holder of this mortgage may pay such installment of principal or such interest and the amount so paid with legal interest thereon from the time of such payment may be added to the indebtedness secured by this mortgage and the accompanying note shall be deemed to be secured by this mortgage, and it is further expressly agreed that in the event of such default or should any suit be commenced to foreclose said prior mortgage, then the amount secured by this mortgage and the accompanying note shall become and be due and payable at any time thereafter at the sole option of the owner or holder of this mortgage.

This instrument prepared by \_\_\_\_\_ (Name)  
 of \_\_\_\_\_ (Address) Illinois.



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And the said Mortgagor further covenants and agrees to and with said Mortgagee that \_\_\_\_\_ will in the meantime pay all taxes and assessments on the said premises, and will as a further security for the payment of said indebtedness keep all buildings that may at any time be upon said premises insured for fire, extended coverage and vandalism and malicious mischief in some reliable company, up to the insurable value thereof, or up to the amount remaining unpaid of the said indebtedness by suitable policies, payable in case of loss to the said Mortgagee and to deliver to them all policies of insurance thereon, as soon as effected, and all renewal certificates therefor; and said Mortgagee shall have the right to collect, receive and receipt, in the name of said Mortgagor or otherwise, for any and all money that may become payable and collectable upon any such policies of insurance by reason of damage to or destruction of said buildings or any of them, and apply the same less \$ 500.00 reasonable expenses in obtaining such money in satisfaction of the money secured hereby, or in case said Mortgagee shall so elect, may use the same in repairing or rebuilding such building and in case of refusal or neglect of said Mortgagor thus to insure or deliver such policies, or to pay taxes, said Mortgagee may procure such insurance or pay such taxes, and all monies thus paid shall be secured hereby, and shall bear interest at eight percent and be paid out of the proceeds of the sale of said premises, or out of such insurance money if not otherwise paid by said Mortgagor.

If not prohibited by law or regulation, this mortgage and all sums hereby secured shall become due and payable at the option of the Mortgagee and without notice to Mortgagor forthwith upon the conveyance of Mortgagor's title to all or any portion of said mortgaged property, and premises, or upon the vesting of such title in any manner in persons or entities other than, or with, Mortgagor unless the purchaser or transferee assumes the indebtedness secured hereby with the consent of the Mortgagee.

And said Mortgagor further agrees that in case of default in the payment of the interest on said note when it becomes due and payable it shall bear like interest with the principal of said note.

And it is further expressly agreed by and between said Mortgagor and Mortgagee, that if default be made in the payment of said promissory note or in any of them or any part thereof, or the interest thereon, or any part thereof, when due, or in case of a breach in any of the covenants, or agreements herein contained, or in case said Mortgagee is made a party to any suit by reason of the existence of this mortgage, then or in any such cases, said Mortgagor shall at once owe said Mortgagee reasonable attorney's or solicitor's fees for protecting their interest in such suit and for the collection of the amount due and secured by this mortgage, whether by foreclosure proceedings or otherwise, and a lien is hereby given upon said premises for such fees, and in case of foreclosure hereof, a decree shall be entered for such reasonable fees, together with whatever other indebtedness may be due and secured hereby.

And it is further mutually understood and agreed, by and between the parties hereto, that the covenants, agreements and provisions herein contained shall apply to, and, as far as the law allows, be binding upon and be for the benefit of the heirs, executors, administrators and assigns of said parties respectively.

In witness whereof, the said Mortgagors have hereunto set their hands and seal this 7th day of April 19 86. Kenneth J. LaFrancis (SEAL) Louise M. LaFrancis (SEAL)

STATE OF ILLINOIS, County of Cook. I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that Kenneth J. LaFrancis and Louise M. LaFrancis, his wife in joint tenance

personally known to me to be the same persons whose names were subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 7th day of April 19 86. James J. [Signature] Notary Public

66180713

REAL ESTATE MORTGAGE

DO NOT WRITE IN ABOVE SPACE

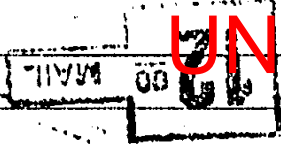
MAIL TO

TO

Recording Fee \$3.50. Extra acknowledgments, fifteen cents, and five cents for each lot or three and fifty cents for long descriptions.

Mail to: H.F.C. 845 W. Dundee Rd Wheeling, Ill 60090

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Name: \_\_\_\_\_ Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

This instrument prepared by \_\_\_\_\_ (Name) \_\_\_\_\_ (Address) \_\_\_\_\_ (City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip)

And it is further provided and agreed that if default be made in the payment of said promissory note (or any of them) or any part thereof, or the interest thereon or any part thereof, when due, or in case of waste or non-payment of taxes or assessments, or neglect to procure or renew insurance, as hereinafter provided, then and in such case, the whole of said principal and interest secured by the note in this mortgage mentioned shall thereupon, at the option of the holder of the note, become immediately due and payable; anything herein or in said promissory note contained to the contrary notwithstanding and it shall be lawful for said Mortgagee, agents or attorneys, to enter into and upon said premises and to receive all rents, issues and profits thereof, the same when collected, after the deduction of reasonable expenses, to be applied upon the indebtedness secured hereby, and the court wherein any such suit is pending may appoint a Receiver to collect said rents, issues and profits to be applied on the interest accruing after foreclosure sale, the taxes and the amount found due by such decree.

If this mortgage is subject and subordinate to another mortgage, it is hereby expressly agreed that should any default be made in the payment of any installment of principal or of interest on said prior mortgage, the holder of this mortgage may pay such installment of principal or such interest and the amount so paid with legal interest thereon from the time of such payment may be added to the indebtedness secured by this mortgage and the accompanying note shall be deemed to be secured by this mortgage, and it is further expressly agreed that in the event of such default or should any suit be commenced to foreclose said prior mortgage, then the amount secured by this mortgage and the accompanying note shall become and be due and payable at any time thereafter at the sole option of the owner or holder of this mortgage.

including the rents and profits arising or to arise from the real estate from default until the time to redeem from any sale under judgment of foreclosure shall expire, situated in the County of \_\_\_\_\_ and State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and a right to retain possession of said premises after any default in or breach of any of the covenants, agreements, or provisions herein contained.

Anytime after \_\_\_\_\_ year(s) from the date of this loan we can demand the full balance and you will have to pay the principal amount of the loan, and all unpaid interest accrued to the day we make the demand. If we elect to exercise this option you will be given written notice of election at least 90 days before payment in full is due. If you fail to pay, we will have the right to exercise any rights permitted under the note, mortgage or deed of trust that secures this loan. If we elect to exercise this option, and the note calls for a prepayment penalty that would be due, there will be no prepayment penalty.

DEMAND FEATURE (if checked)

86180713 86180713

16-28-88-021-0000 R

part of the lot 47, 48 and 49 of the subdivision of \_\_\_\_\_ in Morton Park in the North Park of the City of Chicago, Illinois, and the north, east and west boundaries of the same are as follows: \_\_\_\_\_

16-28-88-021-0000 R

ALL OF THE FOLLOWING DESCRIBED REAL ESTATE, to-wit: The Mortgagors for themselves, their heirs, personal representatives and assigns, convey and agree to pay said note and interest as they become due and to repay such further advance, if any, with interest as provided in the note or notes evidencing such advances.

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$ \_\_\_\_\_ (if not contrary to law, this mortgage also secures the payment of all renewals and renewal notes hereof, together with all extensions thereof)

NO. OF PAYMENTS	AMOUNT OF FIRST PAYMENT	AMOUNT OF EACH PAYMENT	AMOUNT OF LAST PAYMENT	FIRST PAYMENT DUE DATE	DUE DATE EACH MONTH	FINAL PAYMENT DUE DATE	TOTAL OF PAYMENTS
120	225.95	225.95	225.95	5/11/88	11/11	4/11/96	27,317.00

NAME AND ADDRESS OF ALL MORTGAGORS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

MORTGAGEE: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Recording requested by: \_\_\_\_\_  
 Please return to: \_\_\_\_\_

86180713  
 DEPT-01 RECORDING  
 TRAN 1603 05/07/86 10:37:00  
 #2576 # 4 \* 06-180713

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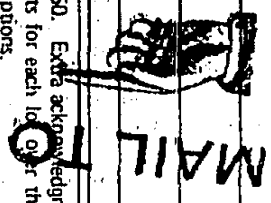
Recording Fee \$3.50. Extra acknowledgments, fifteen cents, and five cents for each leaf or three and fifty cents for long descriptions.

Mail to:

H.F.C.

445 W. Pender Rd

Windsor, IL 60090



10

My commission expires

April 18 1988

19 88

Notary Public

day of April, A.D. 19 88.

Given under my hand and notarial seal this 7th

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 he signed, sealed and delivered said instrument as that free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that Kenneth J. Barreault and Louise M. Barreault, his wife in joint tenancy

STATE OF ILLINOIS, County of Cook ss.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

In witness whereof, the said Mortgagor, the said Mortgagee, the said Mortgagee's attorney-in-fact, and I, the undersigned, Notary Public, do hereby certify that this 7th day of April, A.D. 19 88.

And it is further mutually understood and agreed, by and between the parties hereto, that the covenants, agreements and provisions herein contained shall apply to, and, as far as the law allows, be binding upon and be for the benefit of the heirs, executors, administrators and assigns of said parties respectively.

And it is further expressly agreed by and between said Mortgagor and Mortgagee, that if default be made in the payment of said promissory note or in any of them or any part thereof, or the interest thereon, or any part thereof, when due, or in case of a breach in any of the covenants or agreements herein contained, or in case said Mortgagee is made a party to any suit by reason of the existence of this mortgage, then or in any such cases, said Mortgagee shall at once owe said Mortgagee reasonable attorney's or solicitor's fees for protecting their interest in such suit and for the collection of the amount due and secured by this mortgage, whether by foreclosure proceedings or otherwise, and a lien is hereby given upon said premises for such fees, and in case of foreclosure hereof, a decree shall be entered for such reasonable fees, together with whatever other indebtedness may be due and secured hereby.

And said Mortgagor further agrees that in case of default in the payment of the interest on said note when it becomes due and payable it shall bear like interest with the principal of said note.

If not prohibited by law or regulation, this mortgage and all sums hereby secured shall become due and payable at the option of the Mortgagee and without notice to Mortgagor forthwith upon the conveyance of Mortgagor's title to all or any portion of said mortgaged property and premises, or upon the vesting of such title in any manner in persons or entities other than, or with, Mortgagor unless the purchaser or transferee assumes the indebtedness secured hereby with the consent of the Mortgagee.

And the said Mortgagor further covenants and agrees to and with said Mortgagee that they will in the mean time pay all taxes and assessments on the said premises, and will as a further security for the payment of said indebtedness keep all buildings that may at any time be upon said premises insured for fire, extended coverage and vandalism and maintain in some reliable company, up to the insurable value thereof, or up to the amount remaining unpaid of the said indebtedness by suitable policies, payable in case of loss to the said Mortgagee and to deliver to them all policies of insurance thereon, as soon as affected, and all renewal certificates therefor; and said Mortgagee shall have the right to collect, receive and receipt, in the name of said Mortgagor or otherwise, for any and all money that may become payable and collectible upon any such policies of insurance by reason of damage to or destruction of said buildings or any of them, and apply the same less \$ 500.00 reasonable expenses in obtaining such money in satisfaction of the money secured hereby, or in case said Mortgagee shall so elect, may use the same in repairing or rebuilding such building and in case of refusal or neglect of said Mortgagor thus to insure or deliver such policies, or to pay taxes, said Mortgagee may procure such insurance or pay such taxes, and all monies thus paid shall be secured hereby, and shall bear interest at eight percent and be paid out of the proceeds of the sale of said premises, or out of such insurance money if not otherwise paid by said Mortgagor.