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Recording requested by: Please return to:	THIS SPACE PROVIDED FOR RECORDER'S USE
GENERAL FINANCE CORPORATION 3040 W PETERSON CHICAGO, IL 60659	COOK COUNTY, ILLINOIS FILED FOR RECORD 1988 MAY 31 AM 10:06 88229765

NAME AND ADDRESS OF ALL MORTGAGORS	MORTGAGEE:
DOMINGO AND WIFE LUCIA COMPOSTO 6007 N SHERIDAN UNIT NO. 29J CHICAGO, IL 60660	GENERAL FINANCE CORPORATION 3040 W PETERSON CHICAGO, IL 60659

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
37	224.46	224.46	224.46	06/24/88	24	06/24/91	8305.02

THIS MORTGAGE SECURES FUTURE ADVANCES -- MAXIMUM OUTSTANDING \$ NA  
 (If not contrary to law, this mortgage also secures the payment of all renewals and renewal notes hereof,  
 together with all extensions thereof) **PRINCIPAL AMOUNT 6248.94**

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:  
 Unit Number 29 'J', as delineated on survey of the following described parcel of real estate, (hereinafter referred to as Development Parcel) : Lots 6 to 9, (except the West 14 feet of said Lots), in Block 16; also all that land, lying East of and adjoining said Lots 6 to 9 and lying Westerly of the West boundary line of Lincoln Park, as shown on the plat by the commissioners of Lincoln Park, as filed for record, in Recorder's Office of Deeds, of Cook County, Illinois, on July 16, 1931, as Document Number 10938695; all in Cochran's 2nd addition to Edgewater, being a Subdivision, in the East fractional half of Section 5, Township 40 North, Range 14\*\*; which survey is attached as Exhibit A, to the Declaration, made by LaSalle National Bank, as Trustee under Trust Number 34662, recorded in the Office of the Recorder of Cook County, Illinois, as Document Number 20660341; together with an undivided .3112 percent interest in said

development parcel (excepting from said development parcel, all the property and space, comprising all the units, as defined and set forth in said declaration and survey) ; all in Cook County, Illinois.

\*East of the Third Principal Meridian 6007 N. SHERIDAN #29J-CHICAGO, ILLINOIS  
14-05-215-015-1255

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 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 LAURA LUTIMER (Name)  
 of GENERAL FINANCE CORPORATION 3040 W PETERSON CHICAGO, IL 60659 Illinois.  
 (Address)

13<sup>00</sup>

88229765

UNOFFICIAL COPY

And the said Mortgagor further covenants and agrees to and with said Mortgagee that DOMINGO AND LUCIA COMPOSTO 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 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 GFC 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 \$ NA 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 General Finance 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.

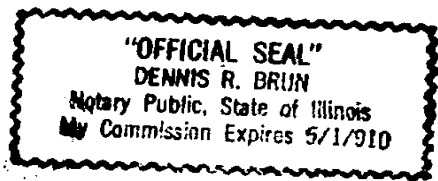
And it is further mutually understood and agreed, by and between the parties hereto, that the covenants, agreements and provisions herein contained shall apply to, and, as far as the law allows, be binding upon and be for the benefit of the heirs, executors, administrators and assigns of said parties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

In witness whereof, the said Mortgagors have hereunto set their hands and seal this 19th day of MAY A.D. 1988 (SEAL)  
[Signature] (SEAL)  
\_\_\_\_\_  
(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

DOMINGO AND LUCIA COMPOSTO

personally known to me to be the same persons whose name s subscribed to the foregoing instrument appeared before me this day in person and acknowledged that the y 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 seal this 19TH day of MAY, A.D. 1988  
[Signature]  
\_\_\_\_\_  
Notary Public

My commission expires

REAL ESTATE MORTGAGE

DO NOT WRITE IN ABOVE SPACE

DOMINGO AND LUCIA COMPOSTO  
6007 N SHERIDAN  
CHICAGO, IL 60660

TO

GENERAL FINANCE CORPORATION  
3040 W PETERSON  
CHICAGO, IL 60659

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

Mail to:  
GENERAL FINANCE CORP.  
3040 W PETERSON  
CHICAGO, IL 60659

88229765

Illinois

1300

GENERAL FINANCE CORPORATION 3040 W PETERSON CHICAGO, IL 60659

(Name)

This instrument prepared by LAURA LUTIMER

or holder of this mortgage. This mortgage and the accompanying note shall become and be due and payable at any time thereafter at the sole option of the owner. 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.

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 mortgagee may, without notice to said Mortgagor or 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.

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 the Mortgagor agrees 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 PARCEL (if checked)

Unit Number 29 'J', as delineated on survey of the following described parcel of real estate, hereinafter referred to as Development Parcel 1: Lots 6 to 9, (except the West 14 feet of said lots), in Block 16; also all that land, lying East of and adjoining said Lots 6 to 9 and lying westerly of the boundary line of Lincoln Park, as shown on the plat by the commissioners of Lincoln Park, as filed for record, in Recorder's Office of Deeds, of Cook County,

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.

PRINCIPAL AMOUNT 6248.94

(If not contrary to law, this mortgage also secures the payment of all renewals and renewal notes hereof, together with all extensions thereof)

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$ NA

NO. OF PAYMENTS	AMOUNT OF FIRST PAYMENT	AMOUNT OF EACH PAYMENT	AMOUNT OF LAST PAYMENT	FIRST PAYMENT DUE DATE	DUE DATE EACH MONTH	DUE DATE FINAL PAYMENT	TOTAL OF PAYMENTS
37	224.46	224.46	224.46	06/24/88	24	06/24/91	8305.02

NAME AND ADDRESS OF ALL MORTGAGORS DOMINGO AND WIFE LUCIA COMPOSTO 6007 N SHERIDAN UNIT NO. 29J CHICAGO, IL 60660	MORTGAGE AND WARRANT TO GENERAL FINANCE CORPORATION 3040 W PETERSON CHICAGO, IL 60659
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Recording requested by: GENERAL FINANCE CORPORATION 3040 W PETERSON CHICAGO, IL 60659	THIS SPACE PROVIDED FOR RECORDER'S USE COOK COUNTY ILLINOIS FILED FOR RECORDED 1988 MAY 31 AM 10:06 88229765
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REAL ESTATE MORTGAGE 2 88229765

BOX 333 - HW

102174577A

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REAL ESTATE MORTGAGE

DO NOT WRITE IN ABOVE SPACE

DOMINGO AND LUCIA COMPOSTO

6007 N SHERIDAN

CHICAGO, IL 60660

TO

GENERAL FINANCE CORPORATION

3040 W PETERSON

CHICAGO, IL 60659

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

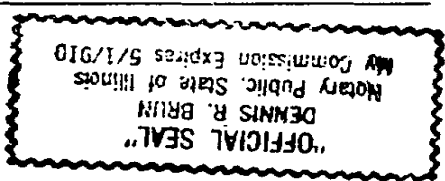
Mail to:

GENERAL FINANCE CORP.

3040 W PETERSON

CHICAGO, IL 60659

59762288



My commission expires

Given under my hand and seal this 19TH day of MAY, A.D. 1988

Handwritten signature of the notary public.

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

DOMINGO AND LUCIA COMPOSTO

I, the undersigned, a Notary Public, in and for said County and State do hereby certify that

COOK

ss.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

In witness whereof, the said Mortgages have hereunto set their hands and seal this 19th day of MAY, A.D. 19 88

Handwritten signature of the mortgagor.

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 general interest in such suit and for the collection of the amount due and secured by this mortgage, whether by foreclosure proceeding 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 Domingo and Lucia Composto, the mortgagor, shall 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 GFC all policies of insurance thereon, as soon as effected, and all renewal certificates thereof; 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 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.