

UNOFFICIAL COPY

013-00021 (REV. 9-88)

1850 S Western, Chicago, IL 60643 (Address)
 Julie Ann Gilt (Name)
 This instrument prepared by (Agent of General Finance)

And it is further provided and agreed that if default be made in the payment of said promissory note (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 Mortgagee or holder of said premises and to receive all rents, issues and profits, and the court wherein any such suit is pending may appoint a Receiver to collect said rents, issues and profits to be applied upon the indebtedness secured hereby, and the court wherein any such suit is pending may appoint a Receiver to collect said principal or such interest and the amount to be paid on the principal or such interest 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 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 Cook and State of Illinois, hereby raising and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and all rights 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 this option, and the note calls for a prepayment penalty that would be due, there will be no prepayment penalty.

LOT 43 IN SOUTH SHORE ADDITION TO JEFFERY MANOR, BEING A RESUBDIVISION OF PARTS OF CALUMET TRUST SUBDIVISION, CALUMET TRUST'S SUBDIVISION NO. 3, ARTHUR DUNAS SOUTH SHORE RESUBDIVISION AND ARTHUR DUNAS SOUTH SHORE SUBDIVISION ALL IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF INDIAN BOUNDARY LINE AS PER PLAT THEREOF RECORDED MAY 29, 1944 AS DOCUMENT NO. 13,292, 453, IN COOK COUNTY, ILLINOIS.

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$ N/A

THE PRINCIPAL AMOUNT OF THIS LOAN IS \$ 5950.91

The Mortgages for themselves, their heirs, personal representatives and assigns, mortgage and warrant to Mortgagee, to secure indebtedness in the amount of the total of payments due and payable as indicated above and evidenced by that certain promissory note of even date herewith and future advances, if any, not to exceed the maximum outstanding amount shown above, together with interest and charges as provided in the note or notes evidencing such indebtedness and advances and as permitted by law, ALL OF THE FOLLOWING DESCRIBED REAL ESTATE, to wit:

NO. OF PAYMENTS	FIRST PAYMENT	FINAL PAYMENT	TOTAL OF PAYMENTS
60	1-4-90	12-4-94	\$ 8307.60

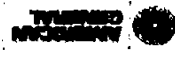
NAME(S) OF ALL MORTGAGORS CYNTHIA CORINE BAILEY AND ALBERT BAILEY, AS JOINT TENANTS 9636 S YATES, CHICAGO, IL 60617	MORTGAGE AND WARRANT TO GENERAL FINANCE CORP 11850 S WESTERN CHGO IL 60643
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Recording requested by: GENERAL FINANCE CORP OF ILLINOIS
 11850 S WESTERN
 CHICAGO IL 60643

Please return to:

THIS SPACE PROVIDED FOR RECORDER'S USE

REAL ESTATE MORTGAGE



CS97963

QUALITY TITLE GUARANTY CO.
 377 E Butterfield Rd., Suite 100
 Lombard, Illinois 60148
 (708) 512-0300
 N 1-800-227-7566
 MAND FEATURE (checked)

CS97963

1871

Box 152

DEPT-01 RECORDING
 143333 TRAN 2783 12/01/89 12:37:00
 \$12.00
 *89-574114
 COOK COUNTY RECORDER

89574114

89-574114

PROPERTY ADDRESS: 9636 S YATES, CHGO, IL 60617

PERM TAX NO: 26-07-112-031

PERM NO: 1-800-227-7566

PERM NO: 1-800-227-7566

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PERM NO: 1-800-227-7566

PERM NO: 1-800-227-7566

PERM NO: 1-800-227-7566

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DO NOT WRITE IN ABOVE SPACE

General Finance Corporation
11850 S. Western
Chicago, IL 60643
(Phone: 312 - 445-2800)

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

Mail to:

Box 152

"OFFICIAL SEAL"
GREGORY E. RIES
Notary Public, State of Illinois
My Commission Expires 10/22/90

My commission expires

19

Notary Public

day of November, A.D. 19 89

Given under my hand and seal this 28th

personally known to me to be the same person as 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.

Cynthia Corrine Bailey and Albert Bailey, as joint tenants

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

STATE OF ILLINOIS, County of Cook

In witness whereof, the said Mortgagor and the said Mortgagee have hereunto set their hands and seals this 28th day of November, A.D. 19 89

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, conditions 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.

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 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 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 collectible upon any such policies or 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, pay such taxes, and all monies thus paid shall be secured hereby, and shall bear interest at the rate stated in the promissory note 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.

PROPERTY RECORDS DEPARTMENT, CHICAGO, ILLINOIS