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Finance Corporation
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Illinois 60623
TOTAL OF
PAYMENTS
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reserve service # 1
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axes or assessments, or neglect to
nd interest secured by the note in due and payable; anything herein
and now bolanier and tomid incidit

THIS SPACE PROVIDED FOR RECORDER'S USE Recording requested by: Please return to: 1989 1976 M 1-45 8905741**3** General Finance Corporation

4013 West 26th. Street Chicago, Illinois 60623 8905741.1

NAME AND ADDRESS OF ALL MORTGAGORS

Carlos E. Estrada and wife Olga M. c/o General Finance Corporation 4013 West 26th, Street, 60623

MORTGAGE AND WARRANT TO

MORTGA

General 4013 Wes Chicago,

NO. OF PAYMENTS

FIRST PAYMENT **DUE DATE**

FINAL PAYMENT DUE DATE

60

March 6, 1989

February 6,1994

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTAIDING S. (If not contrary to law, "his mortgage also secures the payment of all renewals and renewal n

together with all extensions (hereof) The net amount of the loan is 128

The Mortgagors for themselves, their heirs, corsonal representatives and assigns, mortgage and warrant ness in the amount of the total of paymen's rule and payable as indicated above and evidenced by tha date herewith and future advances, if any, not to exceed the maximum outstanding amount shown charges as provided in the note or notes evidencing such indebtedness and advances and as permitted by DESCRIBED REAL ESTATE, to wit:

Lot 12 in Block 3 in Mrs. Lily R. Lippin cott's Subdivision of the Wes 5 all of Lots 3 and 4 in Crawford's Subd wision of that part of the N Section 27, Township 39 North, Range 13, which lies South of the C.B. lying east of the 3rd principal meridian in Cook County, Illinois.

Order No. 8121305

Permanent Tax No. 16-27-224-006-0000

4021 6 3444

DEMAND FEATURE (if checked)

year(s) from the date of this won we Anytime after. you will have to pay the principal amount of the loan and all unpaid interes demand. If we elect to exercise this option you will be given written notice of payment in full is due. If you fail to pay, we will have the right to exercinote, mortgage or deed of trust that secures this loan. If we elect to exerci for a prepayment penalty that would be due, there will be no prepayment pen

including the rents and profits arising or to arise from the real estate from default until the time to redet of foreclosure shall expire, situated in the County of ___ waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and said premises after any default in or breach of any of the covenants, agreements, or provisions herein con

And it is further provided and agreed that if default be made in the payment of said promissory no thereof, or the interest thereon or any part thereof, when due, or in case of waste or non-payment of the procure or renew insurance, as hereinafter provided, then and in such case, the whole of said principal ar this mortgage mentioned shall thereupon, at the option of the holder of the note, become immediately 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 indebiedness 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 mortdage.

13 West 26th. Street	This instrument i	repared by	Michael	D.	(Štokes
		i i			37.7

nis i	instrument	prepared	bν	Michael	. D.	/Stokes
		F 1	-7.*			

(Name)

Chicago

Illinois.

(Address)

And the said Mortgagor further covenants and agrees to and with said Mortgagee that 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 ____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 \$ N/A __ 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 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 If not prohibited by law or regulation, this mortgage and all sums hereby secured shall become due and pavable 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 the 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 a treaments 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 an such cases, said Mortgagor shall at once owe said Mortgagee reasonable attorney's or solicitor's fees for 🜊 interest in such suit and for the collection of the amount due and secured by this mortgage, whether protecting. 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 reaso lable 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 Iholaw 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 January (SEAL) (SEAL) STATE OF INTINOIS, County of Cook I, the tidersigned, a Notary Public, in and for said County and State aforesaid do hereby certify that Carlos E. Estrada and wife Olga M. 4021 West 24th. Place Chicago, Illinois 60523 personally known to me to be the same passon, s whose names to the foregoing instrument appeared before the this day in person and acknowledged the y _signed, sealed and delivered said instrument as *** here's r_ free and voluntary act, for the uses and purposes therein not forth, including the release and waiver of the right of homestead. OFFICIAL SEAL Given under my hand and Notorial seat this 27th. JEFFREY HINZ Notary Public, State of Illinois Cook County January Commission Expires 10/16/89 Notary/Public My commission expires Extra acknowledgments, fifteen cents, and five cents for each lot over three and fifty General Finance Corp. of Illinois REAL ESTATE MORTGAGE DO NOT WRITE IN ABOVE SPACE General Finance Corp. of Illinois 4013 West 26th Street Chicago, IL 60623 (Phone: 312 522.3800) 4013 West 26th Street Sorlos toloni Estra 5010 H P 0 for long descriptions. Fee \$3.50. -Recording Mail to: cents f