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Recording requested by: Please return to: AMERICAN GENERAL

FINANCE, INC. 9036 WEST OGDEN AVENUE PIO EOXISS BROOMEIERD I BOS 13

FHOLE 708 435 - 8915

THIS SPACE PROVIDED FOR RECORDER'S USE

ME(s) OF ALL MORTGAGORS

Dale L. Johnson and Sandra L. Johnson 9036 W.Oaden 0+00Kf1819, IL 60513

MORTGAGE AND WARRANT TO

MORTGAGEE: AMERICAN GENERAL FINANCE, INC.

9036 WEST OGDEN AVENUE P.O. 60x 55

EROCKFIELD IL 60513 PHONE: 703 485 - 8915

). OF PAYMENTS

180

FIRST PAYMENT **DUE DATE**

05-01-90

FINAL PAYMENT **DUE DATE**

04-01-05

TOTAL OF PAYMENTS

60544.91

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING S If not contrary to law, this mortgage also secures the payment of all renewals and renewal notes beredi-

together with all extensions thereof)

ومشومية والمحامدين أروه ومخارمه وسرا فالتروق أأكا فالمسترمين

The Mortgagors for themselves, their heirs, we sonal 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 at an indebtedness and advances and as permitted by law, ALL OF THE FOLLOWING DESCRIBED REAL ESTATE, to wit:

The control of the c علامته بمراسب من من من المنافرة أولادمان الله بين المنابع משמעל ניענמעני עיייד,

TET 127 28 31 2: 18

DEMAND FEATURE (if checked)

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

including the rents and profits arising or to arise from the real estate from default until the time to redeem from imprese under audoment of foreclosure shall expire, situated in the County of _ and State of Wimois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illimois, and all right to retain possession of said premises after any default in or preach 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 for 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 takes or assessments, or neglect to produce 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, so 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	MARTEA	Œ	SANTIAG

9036 W. OGDEN BROOKFIELD, IL 60513

(Jylame)

9013755

Illimois.

013-00021 (REV. 5-88)

(Address)

· UNC	EFICIAL CO		
And the said Mortgagor further coverants time pay all taxes and assessments on the sabuildings that may at any time be upon said preliable company, up to the insurable value the payable in case of loss to the said Mortgagee an renewal certificates therefor; and said Mortgage otherwise; for any and all money that may been destruction of said buildings or any of them, satisfaction of the money secured hereby, or ingland in case of refusal or neglect of said Mosuch insurance or pay such taxes, and all mon missory note and be paid out of the proceeds Mortgagor.	premises insured for fire, extended cover nereof, or up to the amount remaining up of to deliver to <u>Them</u> all policies of the shall have the right to collect, recei- or payable and collectable upon any su- and apply the same less \$ 250.00 in case said Mortgagee shall so elect, may ortgagor thus to insure or deliver such pol- nies thus paid shall be secured hereby, an	ity for the payment of said inde- rage and vandalism and malicious apaid of the said indebtedness by of insurance thereon, as soon as we and receipt, in the name of s ch policies of insurance by reasor reasonable expenses in obtaininuse the same in repairing or rebuicies, or to pay taxes, said Mortgand shall bear interest at the rate:	mischief in some suitable policies, effected, and all aid Mortgagor or not damage to or ng such muney in ilding such buildagee may procure stated in the pro-
If not prohibited by law or regulation, this Mortgagee and without notice to Mortgagor for property and premises, or upon the vesting of purchaser or transferee assumes the indebtedne	orthwith upon the conveyance of Mortga such title in any manner in persons or	igor's title to all or any portion o entities other than, or with, Mor	said mortgaged
And said Mortgagor further agrees that in ca it shall bear like interest with the principal of sa		est on said note when it becomes	due and payable
by foreclosure proceedings or otherwise, and a a decree shall be entered for such reasourable feed. And it is further mutually understood and a	I thereof, or the interest thereon, or any ntained, or in case said Mortgagee is made Mortgagor shall at once owe said Mortgage shall at once owe said Mortgagor shall at once owe said premises tien is hereby given upon said premises es, together with whatever other indebted agreed, by and between the parties here!	y part thereof, when due, or in ca e a party to any suit by reason of gagee reasonable attorney's or so mount due and secured by this ma for such fees, and in case of for iness may be due and secured here to, that the covenants, agreement	se of a breach in the existence of plicitor's fees for ortgage, whether reclosure hereof, eby.
herein contained shall apply to, and, as far as tors and assigns of said parties respectively.	the law allows, be binding upon and be t	or the benefit of the heirs, execu	tors, administra-
In witness whereof, the said Mortgagor S ha	VE hereumto set their hands an	od sealed this 2019	day of
MARCE	_Av. 1190 . Annaka	T. John	(SEAL)
,	To- Nale	J-ha-	ISEAL)
		<u>/</u>	(SEAL)
· ·			(SEAL)
STATE OF ILLINOIS, County of <u>COOK</u> I, the undersigned, a Notary Public, in and for DALE L. JOHNSON & SANDRA E.		by certify that	
Figure Seal Herbert C. Vick Stoticy Protec, State of Minors (100 Commission Expires 9/08/91) My commission expires	and voluntary act, for the uses and per and waiver of the right of homestead. Given under my hand and day of NARCH	nefore the this day in person and a fand deliment as air forth, including the second s	<u>their</u> free
REAL ESTATE MORTGAGE	DO NOT WRITE IN ABOVE SPACE TO	Recording Fee \$3.50. Extra acknowledgments, lifteen cents, and live cents for each lot over three and fifty cents for long descriptions. Mail to:	90137554

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