

UNOFFICIAL COPY

REAL ESTATE MORTGAGE



Recording requested by:
Please return to:
American General Finance, Inc.
162 East Golf Road
Schaumburg, IL 60173

MAIL TO

THIS SPACE PROVIDED FOR RECORDER'S USE

90191036

NAME(s) OF ALL MORTGAGORS

Ilie Oprea
Maria Oprea married as joint tenants

MORTGAGE
AND
WARRANT
TO

MORTGAGEE:

American General Finance, Inc.
162 East Golf Road
Schaumburg, IL 60173

NO. OF PAYMENTS

FIRST PAYMENT
DUE DATE

FINAL PAYMENT
DUE DATE

TOTAL OF
PAYMENTS

180

05/01/1990

05/01/2005

\$63052.07

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$ 65,000.00
(If not contrary to law, this mortgage also secures the payment of all renewals and renewal notes hereof,
together with all extensions thereof) Principal Loan amount \$27807.25

The Mortgagors 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:

Lot 6 In Grant Park Addition being a subdivision of lot 1 in block 1 of subdivision of the South West Quarter of Section 18, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook county, Illinois.
PIN 14-18-304-006

a/k/a 4330 North Lincoln Ave. Chicago, IL 60618

DEPT-01 RECORDING \$13.25
T#3333 TRAN 5397 04/26/90 13:29:00
#1142 * -90-191036
COOK COUNTY RECORDER

DEMAND FEATURE
(if checked)

Anytime after n/a 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.

including the rents and profits arising or to arise from the real estate from default until the time to redeem from a 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 Frank J Stadler 162 East Golf Road Schaumburg, IL 60173

(Name)

of _____ Illinois.
013-00021 (REV. 5-88) (Address)

Frank J Stadler

90191036

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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 us 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 \$ 250.00 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 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.

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.

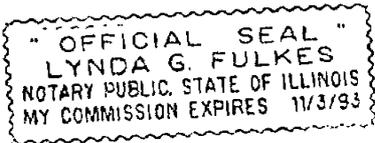
And it is further expressly agreed by and between said Mortgagor and Mortgagee, that if default be made in the payment of said promissory note or in any of them or any part thereof, or the interest thereon, or any part thereof, when due, or in case of a breach in any of the covenants, or agreements herein 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 Mortgagor^S has hereunto set their hand s and seal s this 24th day of April A.D. 1990.
Ilie Oprea (SEAL)
Maria Oprea (SEAL)
Maria Oprea (SEAL)
Maria Oprea (SEAL)

STATE OF ILLINOIS, County of McHenry
I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that

personally known to me to be the same person s whose name s subscribed to the foregoing instrument appeared before me on 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 24th day of April A.D. 1990.
Lynda G. Fulkes
Notary Public

REAL ESTATE MORTGAGE

30491036

DO NOT WRITE IN ABOVE SPACE

TO

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

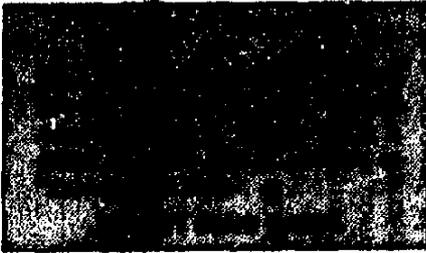
Mail to:

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BCA-2.10 (Rev. Jul. 1984)

9 0 1 9 8 9 Filing #

JIM EDGAR
Secretary of State
State of Illinois



ARTICLES OF INCORPORATION

This Space For Use By
Secretary of State

Date 4-11-90

License Fee \$ 60

Franchise Tax \$ 2500

Filing Fee \$ 9500

Clerk 2000

Pursuant to the provisions of "The Business Corporation Act of 1983", the undersigned incorporator(s) hereby adopt the following Articles of Incorporation.

ARTICLE ONE The name of the corporation is T. L. C. International, Inc.

(Shall contain the word "corporation", "company", "incorporated",

"limited", or an abbreviation thereof)

ARTICLE TWO The name and address of the initial registered agent and its registered office are:

Registered Agent

Jack E. Shaw

First Name

Middle Name

Last Name

Registered Office

Julie Drive

Number

Street

Suite # (A.P.O. Box alone is not acceptable)

Glenview

IL 60025

Cook

City

Zip Code

County

ARTICLE THREE The purpose or purposes for which the corporation is organized are:

If not sufficient space to cover it is point, add one or more sheets of this size.

The purpose of this corporation is to engage in the investment & development of profitable businesses & products such as skin care products and optical businesses.

ARTICLE FOUR Paragraph 1: The authorized shares shall be:

Class	*Par Value per share	Number of shares authorized
A	10.00 (Ten)	120 Shares
B	10.00 (Ten)	500 Shares

Paragraph 2: The preferences, qualifications, limitations, restrictions and the special or relative rights in respect of the shares of each class are:

If not sufficient space to cover this point, add one or more sheets of this size.

Class A has voting rights and all of any rights as a shareholder.
Class B has no voting right, can only share profit as per share profit issued by the board of directors.

00198918

ARTICLE FIVE The number of shares to be issued initially, and the consideration to be received by the corporation therefor, are:

Class	*Par Value per share	Number of shares proposed to be issued	Consideration to be received therefor
A	10 (Ten)	120 Shares	\$ 1200.00
			\$
			\$
			\$
TOTAL			\$ 1200.00

* A declaration as to a "par value" is optional. This space may be marked "n/a" when no reference to a par value is desired.

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Form BCA-2.10

File No. _____

ARTICLES OF INCORPORATION

FEE SCHEDULE

- The initial license fee for a domestic corporation is computed at the rate of 1/20th of 1 percent (50¢ per \$1,000) of the amount of stated capital and paid in surplus, with a minimum of 50¢.
- The initial franchise tax is assessed at the rate of 1/10th of 1 percent (\$1.00 per \$1,000) on the stated capital and paid in surplus represented in this state, with a minimum of \$25.00 and a maximum of \$1,000,000.
- The filing fee is \$75.00

The minimum total fees due (license fee + franchise tax + filing fee) where all the property and business is in Illinois, or where the corporation elects to pay on that basis is \$100.50. If you would like the fees computed for you, please call the Department of Business Services, Springfield.

RETURN TO:

Department of Business Services
 Corporation Division
 Secretary of State
 Springfield, Illinois 62756
 Telephone (217) 782-6961

APR 1 1990

90198916

NOTE: If a corporation acts as incorporator, the names of the corporation and the state of incorporation shall be shown and the executor shall be by its President or Vice-President and verified by him, and attested by its Secretary or an Assistant Secretary.

Name (please print)	Signature	City/Town	State	Zip
Mel-Hui Tsai	<i>Mel-Hui Tsai</i>	Wilmette	IL	60091
Mel-Hui Lee	<i>Mel-Hui Lee</i>	Wilmette	IL	60025
Jack Shaw	<i>Jack Shaw</i>	Wilmette	IL	60025

The undersigned incorporator(s) hereby declare(s), under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

Dated: March 20, 1990

ARTICLE EIGHT OTHER PROVISIONS

Attach a separate sheet of this size for any other provision to be included in the Articles of Incorporation, e.g., authorizing preemptive rights; denying cumulative voting; regulating internal affairs; voting majority requirements; fixing a duration other than perpetual, etc.

ARTICLE SEVEN OPTIONAL

(a) It is estimated that the value of all property to be owned by the corporation for the following year wherever located will be: \$ 1200.00

(b) It is estimated that the value of the property to be located within the State of Illinois during the following year will be: \$ 1200.00

(c) It is estimated that the gross amount of business which will be transacted by the corporation during the following year will be: \$ 10,000.00

(d) It is estimated that the gross amount of business which will be transacted from places of business in the State of Illinois during the following year will be: \$ 10,000.00

ARTICLE SIX OPTIONAL

The number of directors constituting the initial board of directors of the corporation is Three and the names and addresses of the persons who are to serve as directors until the first annual meeting of shareholders or until their successors be elected and qualify are:

Name	Residential Address
Mel-Hui Tsai	1013 Timber Lane, Wilmette, IL 60091
Mel-Hui Lee	1111 S. Lake Drive, Wilmette, IL 60025
Jack Shaw	1111 S. Lake Drive, Wilmette, IL 60025

COOK COUNTY RECORDER
 11186 # 2948 05/02/90
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