

Recording requested by: Please return to:	THIS SPACE	THIS SPACE PROVIDED FOR RECORDER'S USE	
American Genreal Finance, inc. 845 W. Dundee Rd. Wheeling IL 60090		• DEFINE RECIPIONS • TISTES TOAM A TO COMPANY OF A STANDARD OF A STANDAR	
NAME(s) OF ALL MORTGAGORS		MORTGAGEE:	
Laurence B Kanter and Corrine M. Kanter 845 W. Dundee Rd Wheeling IL 60090	MORTGAGE AND WARRANT TO	AMerican General Finance, inc. 845 W. Dundee Rd. Wheeling IL 60090	
NO. OF PAYMENTS FIRST PAYMENT DUE DATE	FINAL PAYMEN	TOTAL OF PAYMENTS	
. 180 4/15/91	3/15/06	net \$ 20,900.66 gross \$ 50,955.75	
THIS MORTGAGE (ECURES FUTURE A (If not contrary to law, thir mortgage also together with all extensions thereof)	secures the payment of all renewa principal amount final	ils and renewal notes hereof,	

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 die 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 453 in Hollywood Ridge Unit 5, Joing a McBdivision in Sections 3 and 4, township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois

index no. 03-04-405-002-0000

commonly known as: 172 Mockingbird ln, Wheeling IL 60090

91108598

DEMAND FEATURE (if checked) Anytime after \_\_\_\_\_\_\_ year(s) from the date of this 'can' 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 locke 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 exe cise 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 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 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	Barb Rodgers	
	(Name)	
of	845 W. Dundee Rd., Wheeling	
013-00021 (REV, 5-88)	(Address)	

13 Mail

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buildings that may at any time be upon said preliable company, up to the insurable value th	id premises, and will as a further security for the payment of said indebtedness keep all premises insured for fire, extended coverage and vandalism and malicious mischief in some tereof, 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 <u>them</u> 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			
destruction of said buildings or any of them, a	ome payable and collectable upon any such policies of insurance by reason of damage to or and apply the same less \$		
ing and in case of refusal or neglect of said Mo	in case said Mortgagee shall so elect, may use the same in repairing or rebuilding such build- ortgagor thus to insure or deliver such policies, or to pay taxes, said Mortgagee may procure		
such insurance or pay such taxes, and all mon	ties thus paid shall be secured hereby, and shall bear interest at the rate stated in the pro- 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 ca it shall bear like interest with the principal of sa	ise of default in the payment of the interest on said note when it becomes due and payable id note.		
	between said Mortgagor and Mortgagee, that if default be made in the payment of said t thereof, or the interest thereon, or any part thereof, when due, or in case of a breach in		
any of the covenants, or agree nents herein co	ntained, or in case said Mortgagee is made a party to any suit by reason of the existence of		
protectinginterest in	Mortgagor shall at once owe said Mortgagee reasonable attorney's or solicitor's fees for such suit and for the collection of the amount due and secured by this mortgage, whether		
a decree shall be entered for such ressonable fee	lien is hereby given upon said premises for such fees, and in case of foreclosure hereof, as, 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 is the law allows, be binding upon and be for the benefit of the heirs, executors, administratively to the state of the heirs, executors, administratively to the heirs.			
tors and assigns of said parties respectively.	ve hereunto set their hands and seals this 8th day of		
March	A.D. 18 91 (SEAL)		
	- Sauce B Kirl (SEAL)		
	Corriso m Kanter (SEAL)		
	0,		
	(SEAL)		
STATE OF ILLINOIS, County of	said County and State aforesaid, to hereby certify that		
Laurence B, Kanter and	Corrine M. Kanter, in joint tenancy,		
19.5			
	personally known to me to be the same person s whose names subscribed to the foregoing instrument appeared before it is this day in person and acknowledged		
	thatthe ysigned, sealed and delive ed 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.		
0.0 mm, 4.4 gb. 2.75	Given under my hand and notorial sen, this 8th		
the Dan Born France & 1755	day of March, A.D. 19 <u>91</u> .		
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	DO NOT WRITE IN ABOVE SPACE  TO  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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