

Recording Requested by:
Please return to:

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Sav-Mor Construction Co., Inc.

4868 W. Dempster Street

Skokie, Illinois 60077

31146100

APR 0 9 1991

NAME AND ADDRESSES OF ALL MORTGAGORS

Camilo Mancera and Angelina Mancera, his wife
1518 Greenleaf
Evanston, Illinois 60202

MORTGAGE
AND
WARRANT
TO

MORTGAGEE:

American General Finance Company
200 W. Adams #1203
Chicago, Illinois

NO OF PAYMENTS	AMOUNT OF FIRST PAYMENT	AMOUNT OF EACH PAYMENT	AMOUNT OF LAST PAYMENT	FIRST PAYMENT DUE DATE	DEF DATE EACH MONTH	FINAL PAYMENT DUE DATE	TOTAL OF PAYMENTS
84	150.79	150.79	150.79	04/15/91	15	03/15/98	12666.36

THIS MORTGAGE SECURES FUTURE ADVANCES. MAXIMUM OUTSTANDING \$ 12,666.36

It is further provided that this mortgage also secures the payment of all renewals and renewal notes hereof, together with all extensions thereof.

The Mortgagor, for themselves, their heirs, personal representatives and assigns, convey and agree to pay said contract and interest as they become due and to repay any further advances, if any, with interest as provided in the contract or contracts evidencing such advances. ALL OF THE FOLLOWING DESCRIBED REAL ESTATE, to wit:

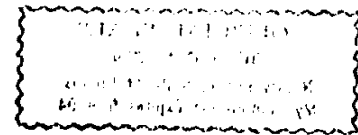
LOT 5 IN BLOCK 5 IN PETER'S ADDITION IN EVANSTON, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1518 Greenleaf
Evanston, Illinois 60202

31146100

Tax Parcel Number: 10-24-217-002

200/1518/1
Cook County Clerk's Office



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 rights 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 in default be made in the payment of said contract (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 a mortgage policy, or after provided, then and in each case, the whole of said principal and interest secured by the contract in the mortgage mentioned shall thereupon, at the option of the holder of the contract, become immediately due and payable, anything herein or in said contract contained to the contrary notwithstanding and the mortgagee, without notice to said Mortgagor, of said option may enter upon the premises and thereupon, and thereat, be lawful for said Mortgagee, agents or attorneys, to enter into and upon said premises and to remove all goods, fixtures and chattels thereon, the same when collected, after the deduction of reasonable expenses, to be applied upon the interest then secured hereon, and the court whenever any such suit is pending may appoint a Receiver to collect said rents, profits and profits to be applied to the same at any time 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 and interest on said prior mortgage, the holder of this mortgage may pay such installment (if prior to the date of maturity) 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 remaining amount of said contract shall be deemed to be secured by this mortgage and it is further expressly agreed that in the event of any default in or breach of any suit be commenced to foreclose said prior mortgage, then the amount secured by this mortgage and the accompanying contract shall become and be due and payable at any time thereafter at the sole option of the owner or holder of this mortgage.

Preparation prepared by: Helena Durka

(Name)

of American General Finance, 200 W Adams, Chicago, IL 60606

(Address)

Illinois



AMERICAN GENERAL

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And the said Mortgagor further covenants and agrees to and with said Mortgagee that he will cause to be procured and maintained on the said premises, and will as a further security for the payment of said indebtedness, cause to be procured and maintained on the said premises insured for fire, extended coverage, vandalism, and malicious mischief, in an amount available, or primary up to the amount of the debt, or up to the amount remaining unpaid of the said indebtedness by suitable policies, payable to the order of said Mortgagee, and he will cause to it all policies of insurance thereon, as soon as effected, and all renewals or replacements thereof, and said Mortgagee may have the right to receive and receipt in the name of said Mortgagor or otherwise for any and all moneys that may become payable under or by reason of such policies of insurance by reason of damage to or destruction of said buildings or any of them, and apply the same as a source of moneys in obtaining such money in satisfaction of the money secured hereby, or in case said Mortgagor shall neglect to pay the same, then said Mortgagee may procure such insurance or pay such taxes, and all moneys thus paid shall be secured hereby and shall bear a trust of eight percent and be paid out of the proceeds of the sale of said premises, or out of such insurance moneys, in full of the debt by said Mortgagee.

If not prohibited by law or regulation, this mortgage and all sums hereby secured shall become a lien and priority at the time of the Mortgagee and without notice to Mortgagor forthwith upon the conveyance of Mortgagor's estate to all or any part thereof, or any interest therein, and premises, or upon the vesting of such title in any manner or by any other date or with Mortgagor or any other person, and the Mortgagor hereby 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 contract when it becomes due, he shall pay it shall bear like interest with the principal of said contract.

And it is further expressly agreed by and between said Mortgagor and Mortgagee, that in default to make of the payment of said contract 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 of 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, in any such cases, said Mortgagor shall at once owe said Mortgagee reasonable attorney's or solicitor's fees for a proper suit to enforce the same, and for the collection of the amount due and secured by this mortgage, whether by foreclosure proceedings or otherwise, and a lien shall be given upon said premises for such fees, and in case of foreclosure hereof, a decree shall be entered for such reasonable fees, together with all 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, hereunto set his hand and seal this 10th day of MARCH A.D. 19 97.
 X *[Signature]* (SEAL)
 X *[Signature]* (SEAL)
 (SEAL)
 (SEAL)

STATE OF ILLINOIS, County of Cook ss.
 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 persons, whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as 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 seal this 10th day of MARCH A.D. 19 97.
 [Signature] Notary Public

My commission expires 19

REAL ESTATE MORTGAGE 146100
 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
 94113100
 13.29