

Recording requested by: Please return to: American General Finance, Inc. 7746 N. Milwaukee Ave. Niles, IL 60714	THIS SPACE PROVIDED FOR RECORDER'S USE <div style="text-align: right;"> DEPT-01 RECORDING \$23.50 T01111 TRAM 1322 12/01/92 09:34:00 02403 + A * -92-897468 COOK COUNTY RECORDER </div>
92897468	

NAME(s) OF ALL MORTGAGORS Bank of Ravenswood, As Trustee, Under Trust Agreement Dated January 3, 1989 and Known as Trust Number 25-9762	MORTGAGE AND WARRANT TO	MORTGAGEE: American General Finance, Inc. 7746 N. Milwaukee Ave Niles, IL 60714
--	-------------------------	--

NO. OF PAYMENTS	FIRST PAYMENT DUE DATE	FINAL PAYMENT DUE DATE	TOTAL OF PAYMENTS
180	01/07/1993	12/07/2007	170176.00

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$ 175,000.00
 (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: 71805.50

The Mortgagors for themselves, their heirs, personal representatives and assigns, mortgage ~~and assigns~~ to Mortgages, 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 28 in Block 8 In Lane Park Addition to Lakeview In Section 20, Township 40 North, Range 14, East Of The Third Principal Meridian, In Cook County, Il. Incis.

PIN#: 14-20-311-031
 AKA: 3408 N. Southport, Chicago, IL 60657

92897468

92897468

First Chicago Trust Company of Illinois is the Successor Trustee to First Chicago Bank of Ravenswood, formerly known as Bank of Ravenswood and all references within this document to Bank of Ravenswood shall be deemed to mean First Chicago Trust Company of Illinois.

DEMAND FEATURE 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 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 Law 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 subordinates 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 Dana L. Hodoval (Name)
 of 7746 N. Milwaukee Ave. Niles, IL 60714 Illinois.
 013-00021 (REV. 5-88) (Address)

2350
82

UNOFFICIAL COPY

And the said Mortgagor further covenants and agrees to and with said Mortgagee that She 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 them 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

MORTGAGE EXONERATION RIDER

This MORTGAGE is executed by FIRST CHICAGO TRUST COMPANY OF ILLINOIS, not personally but as trustee as aforesaid in the exercise of the power and authority conferred upon vested in it as such Trustee (and said FIRST CHICAGO TRUST COMPANY OF ILLINOIS, hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in said Note contained shall be construed as creating any liability on the said Trustee or on said FIRST CHICAGO TRUST COMPANY OF ILLINOIS personally to pay the said Note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, or on account of any warranty or indemnification made hereunder, all such liability, if any, being expressly waived by Mortgage and by every person now or hereafter claiming any right or security hereunder, and that so far as the Trustee and its successors and said FIRST CHICAGO TRUST COMPANY OF ILLINOIS personally are concerned, the legal holder or holders of said Note and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said Note provided or by action to enforce the personal liability of the guarantor, if any.

92897468

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 has hereunto set her hand and seal --- this 23rd day of November 1992 A.D. 1992

Trustee's Exoneration Rider Attached Hereto And Made A Part Hereof.

Bank of Ravenswood, As Trustee, Under Trust Agreement Dated January 3, 1989 and Known as Trust Number 25-9762

Martin S. Edwards
Trust Officer

Mario V. Gotance
Assistant Vice President

ATTEST: Trust Officer

STATE OF ILLINOIS, County of Cook

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that Mario V. Gotance Assistant Vice President and Martin S. Edwards Trust Officer of First Chicago Trust Company of Illinois

92897468

personally known to me to be the same person whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his 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 SEAL this 25th day of November, A.D. 19 92

Silvia Medina
Notary Public

My commission expires

Notary Public

REAL ESTATE MORTGAGE

DO NOT WRITE IN ABOVE SPACE

TO



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

Mail to:

American General Finance, Inc.
Rayyan Plaza
7746 N. Milwaukee Ave.
Niles, IL 60714-4707

Trustee's Exoneration Rider Attached Hereto And Made A Part Hereof

DO NOT WRITE IN ABOVE SPACE

UNOFFICIAL COPY

Mail to:

American General Finance, Inc.
Rayyan Pezic
7748 N. Milwaukee Ave.
Niles, IL 60714-4707

Recording Fee \$3.50. Extra charges, fifteen cents, and five cents for each lot covered by long descriptions.

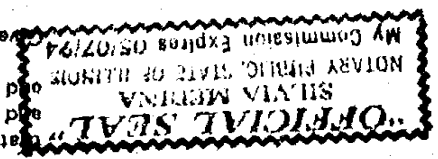


TO

My commission expires

19

day of April 1992
Notary Public



Personally known to me to be the same person, whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged at _____ he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

92897468

STATE OF ILLINOIS, County of Cook
I, the undersigned, a Notary Public, in and for said County and State do hereby certify that Assistant Vice President and Martin S. Edwards - Trust Officer of First Chicago Trust Company of Illinois

(SEAL)
(SEAL)

Walter S. Edwards
Trust Officer

Bank of Ravenswood, As Trustee, Under Trust Agreement
Dated January 3, 1989 and known as Trust
Number 25-9762

November 23rd 1992
In witness whereof, the said Mortgagee has hereunto set her hand and seal this 23rd day of November 1992.
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.

And it is further agreed by and between said Mortgagee 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 case, said Mortgagee 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 said Mortgagee 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.
Mortgagee and without notice to Mortgagee forthwith upon the conveyance of Mortgagee'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, Mortgagee unless the purchaser or transferee assumes the indebtedness secured hereby with the consent of the Mortgagee.

Notary's Expiration Date

UNOFFICIAL COPY

013-00071 (REV. 5-88)

(Address)

Illinois

7746 N. Milwaukee Ave., Niles, IL 60714

(Name)

Dana L. Hodova

This instrument prepared by

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.

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 Mortgagee or to 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.

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 Law 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.

You will have to pay the principal amount of the loan and accrued 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.

DEMAND FEATURE (if checked)

Anytime after N/A year(s) from the date of this loan we can demand the full balance and

92897468
PRN#: 14-20-311-031
AKA: 3408 N. Southport, Chicago, IL 60657

92897468

Lot 28 in Block 8 In Lane Park Addition To Lakeview In Section 20, Township 40 North, Range 74, East Of The Third Principal Meridian, In Cook County, Illinois.

DESCRIBED REAL ESTATE, to wit:
The Mortgages for themselves, their heirs, personal representatives and assigns, mortgagee and assigns, mortgagee and assigns, together with all extensions thereof, together with all extensions thereof, Principal Loan Amount: 71805.50
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$ 175,000.00
(If not contrary to law, this mortgage also secures the payment of all renewals and renewal notes hereof, together with all extensions thereof)

NO. OF PAYMENTS	FIRST PAYMENT	FINAL PAYMENT	TOTAL OF PAYMENTS
180	01/07/1993	12/07/2007	170176.00

NAME(S) OF ALL MORTGAGORS
Bank of Ravenswood, As Trustee, Under Trust Agreement Dated January 3, 1989 and Known as Trust Number 25-9762
MORTGAGEE:
American General Finance, Inc.
7746 N. Milwaukee Ave.
Niles, IL 60714

Recording requested by: American General Finance, Inc.
7746 N. Milwaukee Ave.
Niles, IL 60714
390965
92897468
DEPT-01 RECORDING 12/01/92 09:34:00
#2403 * 92-897468
COOK COUNTY RECORDER

THIS SPACE PROVIDED FOR RECORDERS USE

23 50