

UNOFFICIAL COPY

013-00021 (REV. 5-88)

of 11850 S. Western Ave., Chicago, Illinois

This instrument prepared by Kelle Ellison... This mortgage is subject and subordinate to any other mortgage... And it is further provided and agreed that if default be made in the payment of any installment of principal or interest on this mortgage...

including the rents and profits arising or to arise from the real estate from default until the time to redeem... 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...

Anytime after... you will have to pay the principal amount of the loan and unpaid interest accrued to the day we make the demand... DEMAND FEATURE (if checked)

PROPERTY ADDRESS IS: 14216 Maryland Tolton, IL 60419  
TAX PIN NO. 29-02-300-032-00000K DEPT. ILLINOIS  
COUNTY ILLINOIS

LOT 36 IN BLOCK 1 IN CALUMET PARK FIRST ADDITION A SUBDIVISION OF THE WEST 1/2 OF SECTION 17 IN TOWNSHIP 36 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.  
DESCRIBED REAL ESTATE, to wit:  
674.13 FEET OF LOTS 1 TO 3 IN SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 2 TOWNSHIP 36 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

NO. OF PAYMENTS	84
FIRST PAYMENT DUE DATE	11/15/93
FINAL PAYMENT DUE DATE	10/15/00
TOTAL OF PAYMENTS	\$15173.67

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$ 1.7M  
 (If not contrary to law, this mortgage also secures the payment of all renewals and renewals notes hereof together with all extensions thereof)  
 THE PRINCIPAL AMOUNT OF THIS LOAN IS \$ 837,000  
 The Mortgages 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, it 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:

Recording requested by: American General Finance, 11850 S. Western Ave., Chicago, IL 60643  
 Please return to:  
 American General Finance, 11850 S. Western Ave., Chicago, IL 60643  
 Mortgagee: American General Finance, 11850 S. Western Ave., Chicago, IL 60643  
 TO MORTGAGE AND WARRANT TO

93815807

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DO NOT WRITE IN ABOVE SPACE

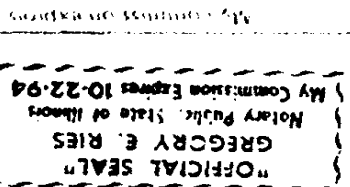
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Mail to:

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

American General Finance  
11850 S. Western  
Chicago, IL 60643  
Phone: 312 - 445-2800

TO



93815807

My Commission Expires 10-22-94

19 \_\_\_\_\_ day of \_\_\_\_\_  
A.D. 19 93

Given under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_  
and waiver of the right of homestead and voluntary act, for the uses and purposes therein set forth, including the release that \_\_\_\_\_ signed, sealed and delivered said instrument as the \_\_\_\_\_ to the foregoing instrument appeared before me this day in person and acknowledged personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed

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

In witness whereof, the said Mortgagor \_\_\_\_\_ has hereunto set their hands \_\_\_\_\_ and seal \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_  
October \_\_\_\_\_ A.D. 19 93

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.

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.

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 the said Mortgagor further covenants and agrees to and with said Mortgagee that they will in the mean time 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 \_\_\_\_\_ 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 \$500.00 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 Mortgagee.