

REAL ESTATE MORTGAGE

Recording Requested by:
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COOK COUNTY, ILLINOIS

FILED FOR RECORD

AMERICAN GENERAL FINANCE

2313 W 95TH ST

CHGO, IL 60643

1984 SEP 27 AM 10:12

NAME AND ADDRESSES OF ALL MORTGAGORS

Willie Marker Erma J. Marker

920 W 73rd ST

Chicago Ill

MORTGAGE

AND

WARRANT

TO

AMERICAN GENERAL FINANCE CO., INC.

2313 W 95TH ST Chicago Ill

NAME AND ADDRESS OF ALL MORTGAGEE

AMERICAN GENERAL FINANCE CO., INC.

NO. OF PAYMENTS	AMOUNT OF FIRST PAYMENT	AMOUNT OF EACH PAYMENT	AMOUNT OF LAST PAYMENT	FIRST PAYMENT DUE DATE	DUE DATE EACH MONTH	FINAL PAYMENT DUE DATE	TOTAL OF PAYMENTS
36	49.21	49.21	49.21	10/16/94	16	09/16/97	1771.56

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$1771.56

(If not contrary to law, this mortgage also secures the payment of all renewals and renewal notes hereto, together with all extensions thereof)

The Mortgagors for themselves, their heirs, personal representatives and assigns, convey and agree to pay said contract and interests as they become due and to repay such further advances, if any, with interest as provided in the contract or contracts by them or by them or by others.

ALL OF THE FOLLOWING EXCEPT REAL ESTATE TO-WIT

Lots 4, 5, 6 and 7 (Except the East 34 feet 6 inches) in Dunning and Phillips' Normal Park Addition, a Subdivision of the East 1/2 of the Northeast 1/4 of Section 29, Township 38th North, Range 1st, Except the South 149 Feet, in Cook County, Illinois

PROPERTY ADDRESS: 920 W 73rd ST CHGO, IL 60643
FIRING 20-29-213-047-0000/ob six months principal interest and premium
principal plus 1% to the current balance, monthly, plus 1% to the
principal plus 1% to review his annual rate gradually, plus 1% to interest accruing since last rate, plus 1% to
interest on

JURAT: Given under oath before me this 19th day of September, 1984, to witness the signature of Michael S. Martin, a Notary Public in the State of Illinois, and my commission number is 415828.



S.E.C. O.A.

Notary Public

including the rents and profits arising or to arise from the real estate from default until the time to redeem from 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 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 insurance, as hereinafter provided, then and in such case, the whole of said principal and interest secured by the contract in this 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 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 may be brought 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 contract 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 contract 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

LINDA CARLSON

(Name)

2313 W 95TH ST

(Address)

of

Illinois.

013-00004 (S) (REV. 9-83)

AMERICAN
GENERAL

COPY

UNOFFICIAL COPY

And the said Mortgagor further covenants and agrees to provide that said Mortgagee will in the meantime pay all taxes and payments on the said premises, upon which further security for the payment of said indebtedness, keep all buildings that may at any time be sold or promised to be sold, excluded however vandalism and willful destruction, from any eligible 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 Mortgagor and to deliver to it all policies of insurance thereon, as soon as effected, and all renewal certificates therefor; and said Mortgagee shall have the right to receive and receipt, in the name of said Mortgagor or otherwise, for any and all money that may become payable and collectable upon such policies of insurance, by reason of damage to or destruction of said buildings or any of them, and apply the same less all reasonable expenses in obtaining such indemnity, in satisfaction of the money secured hereby, or in case said Mortgagor shall so elect, may use the same for 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 the same to said Mortgagee may procure such insurance or pay such taxes, and all monies thus paid shall be secured hereby, and shall bear interest at six percent and be paid out of the proceeds of the sale of said premises, or out of such insurance money if not otherwise held by said Mortgagee.

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 or 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 contract when it becomes due and payable 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 if default be made in the payment of said contract 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 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 such cases, said Mortgagor shall at once owe said Mortgagee reasonable attorney's or solicitor's fees for protecting its interest in such suit, 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, so 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, Wm J. Martin, and seal S, this 14 day of August A.D. 1994.

Wm J. Martin Erma J. Martin (SEAL) (SEAL)

(SEAL) (SEAL)

STATE OF ILLINOIS, County of Cook

I, the undersigned, a Notary Public, in and for said County, and State aforesaid, do hereby certify that
WILLIE J. MARTIN AND WIFE ERMA JEAN MARTIN (JOINTLY)
920-W73RD ST
CHGO IL



My commission expires

94837581

REAL ESTATE MORTGAGE

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:

223 W 3rd Street
Urbana, IL 61801