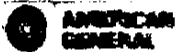


UNOFFICIAL COPY



REAL ESTATE MORTGAGE

95638354

Recording requested by:
Please return to:

AMERICAN GENERAL FINANCE

7245 W 87TH ST

BRIDGEVIEW, IL. 60455

DEPT-01 RECORDING \$23.00
T#0012 TRAN 6536 09/21/95 09:51:00
#0021 CG *-95-638354
COOK COUNTY RECORDER

59446154

23.00

NAME(S) OF ALL MORTGAGORS

SUSAN NELSON

MORTGAGE
AND
WARRANT
TO

MORTGAGEE

AMERICAN GENERAL FINANCE

16212 APPLE LANE

7245 W. 87TH ST

TINLEY PARK, IL. 60477

BRIDGEVIEW, IL. 60455

NUMBER OF PAYMENTS

FIRST PAYMENT DUE DATE

FINAL PAYMENT DUE DATE

TOTAL OF PAYMENTS

60

10/25/95

09/25/00

\$17,677.20

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$

NONE

(If not contrary to law, this mortgage also secures the payment of all renewals and renewal notes hereof, together with all extensions thereof)
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 due and payable as indicated above and evidenced by that certain promissory note dated 09/19/95 and future advances, if any, not to exceed the maximum outstanding amount set forth above, together with interest and charges as provided in the note or notes evidencing such indebtedness and advances and as permitted by law, 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, ALL OF THE FOLLOWING DESCRIBED REAL ESTATE IS A:

UNIT 4-16212, IN WESTBERRY VILLAGE UNIT II, PHASE II, A CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 60 IN WESTBERRY VILLAGE UNIT II, PHASE II, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 8715284 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

TAX NO 27-23-114-002-1012

ADD: 16212 APPLE LANE, TINLEY PARK, ILL. 60477

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.

If this box is checked and the term of the obligation secured by this mortgage is sixty months or more, the following DEMAND FEATURE (Call Option) paragraph is applicable:

Anytime after _____ 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 is due in full. 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.

And it is further provided and agreed that in default by mortgagor of 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 and 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 amount found due by such decree.

95638354

BOX 333-CTI

