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REAL ESTATE MORTGAGE

Recording requested by: -Please return to:

American General Finance

448 E. Northwest highway

Palatine, IL 60067

MORTGAGEE:

925 N. Plum Grove

max.xxpm pept-01 Reconstinc of the amplified \$23.00

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COOK COUNTY RECORDER : ...

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Derry Sasso and Janice Sasso Recorder's Use

His Wife, As Joint Traents

MORTGAGE AND WARRANT TO

NAME(S) OF ALL MORTGAGORS

American Ceneral Finance Inc. 448 E. northwest Highway Palatine, IL 60067

FINAL PAYMENT FIRST PAYMENT TOTAL OF NO. OF DUE DATE DUE DATE **PAYMENTS PAYMENTS** \$23747.76 2-17-01 3-17-95 72

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM DUTSTANDING \$

(If not contrary to law, this mortgage also secures the payment of all rer ewals and renewal notes hereof, together with all extensions thereof) The Mortgagors for themselves, their heirs, personal representatives and assirins, mortgagor 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 with

Kot 7 in block in Arlington Addition to Arlington Heights, a subdivision of lot 12, (except the north 2 1/2 chains of the east 2.0 Chains thereof) in section 32, in the assessor's division of sections 29,30,31, and 32 in Lounship 42 north, range 11, east of the third principal meridian, in Cook County, Illnois

Commonly known as 309 S. Evergreen

Arlington Heights, IL

Permanent Tax Number: 03-32-114-003

 $1\,$ $\!$ If this box is checked, the following DEMAND FEATURE (Call Option) paragraph is applicable:

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 tull. It 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 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 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 wasie 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 Mortgage; anything herein or in said promissory note contained to the contrary notwithstanding and this mortgage may, without notice to said Mortgage; anything herein or in said promissory note contained to the contrary notwithstanding and this mortgage may, without notice to said Mortgage; anything herein or in said promissory note contained to the contrary notwithstanding and this mortgage may, without notice to said Mortgage; anything herein or in said promissory note contained to the contrary notwithstanding and this mortgage may, without notice to said Mortgage; anything herein or in said promissory note contained to the contrary notwithstanding and this mortgage may, without notice to said Mortgage; anything herein or in said promissory note contained to the contrary notwithstanding and this mortgage may. 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.

013 00021 (REV 1-5-95)

UNOFFICIAL COPY

	of 110 links throat Highway
	This instrument prepared by Terry Morrill (Name) of 448 F. Northwest Highway
	Palatine, II, _60067, Illinois.
	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 the said Mortgagor further covenants and agrees to and with said Mortgagoe that Library 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 rollable company, up to the insurable value thereof, or up the amount remaining unpaid of the said indebtedness by suitable policies, payable in case of loss to the said Mortgagee and to deliver to tiran 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 salisfaction of the money secured hersoy, or in case said Mortgagee shall so elect, so may use the same in repairing or rebuilding such building and in case of refusal or neglect of said Nortgagor thus to insure or deliver such policies, or to pay taxes, said Mortgagee may procure such insurance or pay faxes, and all monies thus prid it and be paid to the proceeds of the said premit as or out of such insurance money it not otherwise paid by said Mortgagor.
	If not prohibited by law or requireful, this mortgages and all sums hereby secured shall become due and payable at the option of the Mortgages and without notice to Mortgages I orthwith upon the conveyance of Mortgagos's title to all or any portion of said mortated property and premises, or upon the vesting of such fine in any manner in persons or entitles other than, or with, Mortgagos unless the purchaser or transferse assumes secured hereby with the consent of the Eurogages. And said Mortgagos 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 It is further expressly agreed by and between said Mortgagor and Mortgagoe, that if default be made in the payment of said promissory note or in any part thereof, or the interest thereof, 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 Mortgagoe is mark 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 Mortgagoe reasonable afterney's or solicitor's fees for protecting. Licix interest in such suit and for the collection of the amount due and seculed by this mortgage, whether by foreclosure proceedings or otherwise, and a lien is hereby given upon caid premises for such fees, and in case of injectosure 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 paints 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 S ha ve _ hereunto set _ Line hand s and seal _ cd this _ 13 day of
ROI	BERT KUREK JULY JOSEAL BARRY FREDERICK 37590 XVVVI JOSEAL
IOI	BERT KUREK (CILI) (SEAL) BARRY FREDERICK S'SSO BYUTH TREATING (SEAL) OD KRENRICH (SEAL) JANICE A. SASSO JULICE (V JOSE) (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 Berry Sasso and Janice Sasso personally known to the obe the same person s whose name s subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including all release and waiver of the right of homestead.
	Given under my hand andnotary
	Meres manuel
•	Notary Public
	My commission expirés FICIAL SEAL' THERESE MARIE MORRILL Notary Public. State of Illinois
	Cock County My Commission Expires 7:6/97