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POPULAPER

REAL ESTATE MORTGAGE

97016485

Recording requested by: Please return to:
AMERICAN GENERAL FINANCE 575 N. MC LEAN BLVD.
ELGIN, ILL. 60123

DEPT-01 RECORDING

\$23,00

T+0012 TRAN 3652 01/08/97 10:07:00 +7293 + CG *-97-016485

COOK COUNTY RECORDER

	Paccider's Use					
NAME(S) OF ALL MORT JAIR	ORS	MORTGAC	25	MORTGAGEE:		
CHARLES E. DUCKETT	AND RHONDA A.	AND	35	AMERICAN GENERA		
DUCKETT, IN JOINT T		WARRAN	T	575 N. MC LEAN		
		TO		ELGIN, ILL. 601	.23	
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NUMBER OF PAYMENTS	FIRST FAY MENT DUE	DATE	FINAL	. PAYMENT DUE DATE	TOTAL OF PAYMENTS	١,
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THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$.

(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 a ssigns, 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, 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 iav., ALL OF THE FOLLOWING DESCRIBED REAL ESTATE, to wit:

Lot 318 except the wly 22.5 feet thereof and the Wisterly 30 feet of lot 319 in Third addition in Blackhawk Mannor, being a subdivision of part of sections 6 and 7, Township 41 North, RAnge 9, EAst of the third principal meridian, according to the plat thereof recorded January 9, 1958 as document LR 1776797, in Cook County, Illinois. Commonly known as: 877 Elma Ave., Elgin, Il. (3).20 PIN: 06-06-113-026

FEATURE (if term is 60 months or more)

en th 94543 340

If checked, on or after 60 months 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 fall 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 toreclosure shall expire, situated in the County of 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.

under and by virtue of the Homestead Exemption Laws of the State of Illinots, 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, of 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 Mortgager of said promiss and profits thereof, the 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 amount found due by such decree. BOX 333-CTI

013-32021 IL Section 32 Mortgage (10-95)

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OFFICIAL SEAL
JEAN WORKMAN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires May 13, 1997

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