

UNOFFICIAL COPY



REAL ESTATE MORTGAGE

Recording requested by:
Please return to:

97129594

AMERICAN GENERAL FINANCE

2313 W. 95TH STREET

CHICAGO, ILLINOIS 60643

COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE

0001
RECORDING # 23.00
MAIL 0.50
97129594 #
SUBTOTAL 23.50
CHECK 23.50
2 PURC CTR
0008 MCH 9:04

NAME OF ALL MORTGAGORS

ANDREW E. GRIFFIN & EUGENE GRIFFIN,
HIS WIFE, AS JOINT TENANTS

MORTGAGE
AND
WARRANT
TO

MORTGAGEE:

AMERICAN GENERAL FINANCE, INC.

2313 W. 95TH STREET

CHICAGO, ILLINOIS 60643

2313 W. 95TH ST CHGO, ILLINOIS 60643

NUMBER OF PAYMENTS

120

FIRST PAYMENT DUE DATE

03/28/97

FINAL PAYMENT DUE DATE

02/28/07

TOTAL OF PAYMENTS

\$29850.83

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$.00

(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 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 law, ALL OF THE FOLLOWING DESCRIBED REAL ESTATE, to wit:

THE SOUTH 30 FEET OF LOT 3 IN BLOCK 6 IN AUBURN PARK, A SUBDIVISION IN SECTION 28, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 7615 S. EGGLESTON CHICAGO, ILLINOIS 60620

P.I.N. #20-28-313-005

97129594

DEMAND
FEATURE
(If term is
60 months
or more)



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 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 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 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.

23.50

This instrument prepared by ANN BELTER of 2313 W. 95TH STREET
(Name) (Address)
CHICAGO, ILLINOIS 60643, Illinois.

OFFICIAL SEAL
ANN M BELTER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10-12-99