

8/10/11

RESULT OF SEARCH:

18-98-8

INTENDED GRANTEE OR ASSIGNEE:

766595
201 JUN 17 AM 11: 14
PROPERTY BRANCH
PROPERTY TAX DIVISION
PROPERTY TAX REVENUE

1-17-11

8854128

RESULT OF SEARCH:

none

DATE OF SEARCH:

STATUTORY FEDERAL TAX LIEN SEARCH

PRESENT PARTIES IN INTEREST:

*Mark D. Longo
Romona J. Longo*

DOCUMENT NO.

146043

James J. Murphy (Name)

This instrument prepared by

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 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 Mortgagee or upon 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 the amount found due by such decree.

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 obtained.

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 in full is due. 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.

DEMAND FEATURE (if checked)

Anytime after N-A year(s) from the date of the 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 in full is due. 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.

3851123

3851123

That part of Lot 8 in Washington Highlands Second Addition to Palatine, Range 10, East of the Third Principal Meridian, described (lying within the North 30 Rods of Section 23, Township 42 North, Range 10, East of the Third Principal Meridian. Said Washington Highlands Second Addition to Palatine, being a Subdivision in the Northwest Quarter (K) of Section 23, Township 42 North, Range 10, East of the Third Principal Meridian.

DESCRIBED REAL ESTATE, to wit: The Mortgagee 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 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

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$ N-A (If not contrary to law, this mortgage also secures the payment of all renewals and renewal notes hereof) together with all extensions hereof) Amount Financed \$9658.53

NO. OF PAYMENTS	FIRST PAYMENT DUE DATE	FINAL PAYMENT DUE DATE	TOTAL OF PAYMENTS
60	02-18-90	01-18-95	14511.00

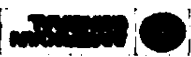
NAME(S) OF ALL MORTGAGORS
Mark D. Lianuzza and Pamela J. Lianuzza
His Wife, As Joint Tenants

MORTGAGEE:
American General Finance, Inc.
448 East Northwest Highway
Palatine, IL, 60067

MORTGAGE AND WARRANT TO

Recording requested by:
American General Finance, Inc.
448 East Northwest Highway
Palatine, IL, 60067

THIS SPACE PROVIDED FOR RECORDER'S USE



3854123

Handwritten scribbles

UNOFFICIAL COPY

3854123 DO NOT WRITE IN ABOVE SPACE

3854123 JAN 17 AM 10:00 CAROL MOSELEY REGISTRAR OF DEEDS

3854123 Modified

Recording Fee \$3.50 Extra acknowledgment/Maple Green cents and five cents for each lot over three and fifty cents for long descriptions.

Mail to General Francis J. ... 448 E Northwest Hwy ... Blotstein N. Coogor

OFFICIAL SEAL Tammie J. Murphy Notary Public, State of Illinois My Commission Expires 1/12/83

Given under my hand and Notarial seal this 12th day of January A.D. 19 90

personally known to me to be the said person B whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that the Y signed and delivered said instrument as the true and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

STATE OF ILLINOIS, County of Cook I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that Mark D. Lianuza and Pamela J. Lianuza, His Wife, as Joint Tenants

In witness whereof, the said Mortgagee B has hereunto set the hand and seal of the said day of January 12th 19 90

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, 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.

And it is further mutually agreed by and between said Mortgagee and Mortgagee, that if default be made in the payment of said promissory note or 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, or 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 any such cases, said Mortgagee shall at once owe said Mortgagee reasonable attorney's or solicitor's fees for protecting the said interest in such suit and 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 said Mortgagee 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.

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 Mortgagee forthwith upon the conveyance of Mortgagee's title to all or any portion of said mortgaged property and premises, or upon the vesting of such title in any manner in persons or entities other than, or with, Mortgagee unless the purchaser or transferee assumes the indebtedness secured hereby with the consent of the Mortgagee.

And the said Mortgagee further covenants and agrees to and with said Mortgagee that they will in the manner herein provided keep all buildings that may at any time be upon said premises insured for fire, extended coverage and vandalism and malicious mischief in some reliable 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 Mortgagee and to deliver to the Mortgagee all policies of insurance thereon, as soon as effected, and all renewal certificates thereof; and said Mortgagee shall have the right to collect, receive and receipt, in the name of said Mortgagee 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 building or any of them, and apply the same less \$ 500.00 reasonable expenses in obtaining such money in satisfaction of the money secured hereby, or in case said Mortgagee shall so elect, may use the same in repairing or rebuilding such building and in case of refusal or neglect of said Mortgagee thus to insure or deliver such policies, or to pay taxes, said Mortgagee may procure such insurance or pay such taxes, and all monies thus paid shall be secured hereby, and shall bear interest at the rate stated in the promissory note and be paid out of the proceeds of the sale of said premises, or out of such insurance money if not otherwise paid by said Mortgagee.