UNOFFICIAL COPY

FORM 4111 445	DOCUMENT NO.
STATUTORY FEDERAL TAX LIEN SEARCH	1177103
PRESENT PARTIES IN INTEREST:	72.72.796
	DATE OF SEARCH:
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INTENDED GRANTEES OR ASSIGNEES:	IDENTIFIED
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Customer #	
Torrens	SEP 0.5.1990
CH.# 1177103	L.F. Date
Grantor JOSE	
S.S.#	<i>λ</i> Λ
Grantor KATHU	EEN H. GATTON
S.S.#	<i> ∧ x</i>
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S.S.#	
Cantee	
S.9.4	
PIN# 26-17-404	-012 Tax # 22/609
Fed Lien Search 80 a	25 45 Ganna
Title Officer	
(Macamany	CHICAGO TITLE INS.
Trust Dept. Approval	Survey Dept. Approval
Refused	<u> </u>
Type of Document MTG	Number
	<u> </u>
Total No. Docs1	<u> </u>
Logged	Microfilm
To Tax Dept	Ret'd
Previewer.	Date
Typist	Dale
Revisor	Date
New Ctf. #	Date
Delivery	Date
Customer Signature	
FORM NO. 300 Fi	oderal Tax Lien

ASSPACE PROVIDED FOR RECORDER'S USE Recording requested by:

NOTE IDENTIFIED	14	3909380
AMERICAN GENERAL FINANCE, INC 2 RIVER PLACE GUITE S SOUTH HOLLAND, IL 60473	<u> </u>	
NAME(s) OF ALL MORTGAGORS JOSEPH M. GATTON AND KATHLEEN M. GATTON, HI WIFE, AS JOINT TENANTS.	MORTGAGE AND WARRANT TO	MORTGAGEE: AMERICAN GENERAL FINANCE 2 RIVER PLACE SUITE S SOUTH HOLLAND, IL 60473
NO. OF PAYMENTS FIRST PAYMENT DUE DATE	FINAL PAYMENT DUE DATE	TOTAL OF PAYMENTS

THIS MORTGAGE SECUPES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$ 100,000.00 (If not contrary to law, this mortgage also secures the payment of all renewals and renewal notes hereof, PRINCIPAL AMOUNT OF \$27,412.79 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 dur and payable as indicated above and evidenced by that certain promissory note of even date herewith and future advances, if any, not to raced the maximum outstanding amount shown above, together with Interest and charges as provided in the note or notes evidencing (uch indebtedness and advances and as permitted by law, ALL OF THE FOLLOWING **DESCRIBED REAL ESTATE, to wit:**

LOT 137 IN FAIR ELMS FIFTH ADDITION, BIING A RESUBDIVISION OF BLOCKS 4, 12, 16, BLOCK 11 (EXCEPT THE EAST 133 FLET THEREOF) THE WEST 1/2 OF BLOCK 13 TOGETHER WITH THE SOUTH 130 FEET OF THE EAST & OF SAID BLOCK 13, THE EAST & OF BLOCK 15 (EXCEPT THE SOUTH 13) FEET THEREOF) AND BLOCKS 7 AND 8 (EXCEPT THE WEST 133 FEET OF SAID BLOCKS 7 AND 8), ALL IN FIRST ADDITION TO F. J. LEWIS' SOUTHEASTERN DIMELOPMENT BEING A SUBDIVISION IN THE EAST FRACTIONAL HALF OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN.

11114. S AVENUE E, CHICAGO, IL AKA:

26-17-404-012-0000 PERMANENT TAX NO.:

DEMAND FEATURE (if checked)

year(s) from the date of this lorn we can demand the full balance and Anytime after. you will have to pay the principal amount of the loan and all unpaid into est accrued to the day we make the demand. If we elect to exercise this option you will be given written note of selection at least 90 days before payment in full is due. If you fail to pay, we will have the right to exercise any national and the due to pay mort age or deed of trust that secures this loan. If we elect to exercise any national and the note calls for a consequent pagetty that would be due, there will be no prepayment the note of the page of the note calls for a prepayment penalty that would be due, there will be no prepayment being

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 right to estain 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 doduction 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.

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.

This in	nstrum	nent pr	epared	by	λ MY	LUS	INSKI				
of								HOLLAND,	II.	(Name) 60473	 Illingis.
013.00	021 15	2EV 5	20)					(Address))		

013-00021 (REV. 5-88)

And the said Mortgagor further covenants and agrees to and with said Mortgages that _ 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 reliable company, up to the insurable value thereof, or up to the amount remaining unpaid of the said indebtedness by suitable policies. peyable in case of loss to the said Mortgages and to deliver to A.C.F. all policies of insurance thereon, as soon as effected, and all renewal certificates therefor; and said Mortgages 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 \$.00 reasonable expenses in obtaining such money in ___ reasonable expenses in obtaining such money in satisfaction of the money secured hereby, or in case said Mortgages shall so elect, may use the same in repairing or rebuilding such building and in case of refusal or neglect of said Mortgagor thus to insure or deliver such policies, or to pay taxes, said Mortgages 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 Mortgagor.

If not prohibited by law or regulation, this mortgage and all sums hereby secured shall become due and payable at the option of the Mortgages and without notice to Mortgagor forthwith upon the conveyance of Mortgagor'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, Mortgagor unless the purchaser or transferee assumes the indebtedness secured hereby with the consent of the Mortgagee.

And said Mortgagor further agrees that in case of default in the payment of the interest on said note when it becomes due and payable it shall beer like interest with the principal of said note.

And it is further expranty agreed by and between said Mortgagor and Mortgages, 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 speciments 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 unb cases, said Mortgagor shall at once owe said Mortgagee reasonable attorney's or solicitor's fees for protecting MORTGACORS interest in such suit and for the collection of the amount due and secured by this mortgage, whether by foreclosure proceedings or other its and a flen is hereby given upon said premises for such fees, and in case of foreclosure hereof, a decree shall be entered for such reas nipple fees, together with whatever other indebtedness may be due and secured hereby.

And it is further mutually understood and agreed, by and between the parties hereto, that the covenants, agreements and provisions

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TE OF ILLINOIS, County ofCOR_ the undersigned, a Notary Public, in and for	said County and State	aforesaid, up hereby	certify that	
GEPH M. GATTON AND KATHLEEN M.				
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			persor whose name_	
			fore me this day in person and deliven a said instrume	
'OFFICIAL SEAL"	and voluntary act,	for the uses and pur	poses therein (at 10rth, in	
Crystel L. Chase Notery Public, State of Minels	and waiver of the ri	ght of homestead.	Visc.	
My Commission Expires 4/11/82	Given under my har	nd and NOTORIAL	saul 1/1ic	28/71
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