

# UNOFFICIAL COPY

FORM 4111

0 3 2 1 2 6 1 8

DOCUMENT NO.

## STATUTORY FEDERAL TAX LIEN SEARCH

### PRESENT PARTIES IN INTEREST:

---

---

---

---

---

---

---

---

---

---

### DATE OF SEARCH:

804670

### RESULT OF SEARCH:

*None*

---

---

---

---

---

---

---

---

---

---

*9-18-98 JF*

50 SEP 18 PM 2:24  
FACEL PROPERTY DATA  
RECORDING OFFICES

### INTENDED GRANTEES OR ASSIGNEES:

---

---

---

---

---

---

---

---

---

---

### RESULT OF SEARCH:

---

---

---

---

---

---

---

---

---

---

*06-58-5*

*Ar*

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

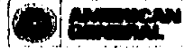
Customer # Lenders Service  
Torrens \_\_\_\_\_ Filing Date 4-18-90  
Cfl. # 1477137 L.F. Date 5-25-90  
Grantor Margorie P. Entomina  
S.S.# \_\_\_\_\_  
Grantor \_\_\_\_\_  
S.S.# \_\_\_\_\_  
Grantee \_\_\_\_\_  
S.S.# \_\_\_\_\_  
P.I.N.# 16-07-107-023-1015 Tax # 278735  
Fed Lien Search 804670 Grantor  
Title Officer \_\_\_\_\_  
Title Company \_\_\_\_\_  
Trust Dept. Approval \_\_\_\_\_ Survey Dept. Approval \_\_\_\_\_  
Refused \_\_\_\_\_  
Type of Document Mtg Number \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Total No. Docs. 1  
Logged \_\_\_\_\_ Microfilm \_\_\_\_\_  
To Tax Dept. \_\_\_\_\_ Ret'd \_\_\_\_\_  
Previewer \_\_\_\_\_ Date \_\_\_\_\_  
Typist \_\_\_\_\_ Date \_\_\_\_\_  
Revisor \_\_\_\_\_ Date \_\_\_\_\_  
New Cfl. # \_\_\_\_\_ Date \_\_\_\_\_  
Delivery \_\_\_\_\_ Date \_\_\_\_\_  
Customer Signature \_\_\_\_\_

FORM NO. 300

Federal Tax Lien

# UNOFFICIAL COPY

REAL ESTATE MORTGAGE



Recording requested by:  
Please return to:

AMERICAN GENERAL FINANCE, INC.  
162 EAST GOLF ROAD

---

SCHAUMBURG, IL 60173

THIS SPACE PROVIDED FOR RECORDER'S USE

**3912618**

NAME(S) OF ALL MORTGAGORS  
MARJORIE E. ENTEMAN, DIVORCED  
AND NOT SINCE REMARRIED

MORTGAGE  
AND  
WARRANT  
TO

MORTGAGEE:  
AMERICAN GENERAL FINANCE, INC.  
162 EAST GOLF ROAD

---

SCHAUMBURG, IL 60173

NO. OF PAYMENTS	FIRST PAYMENT DUE DATE	FINAL PAYMENT DUE DATE	TOTAL OF PAYMENTS
60	10/18/1990	09/18/1995	\$16,569.60

THIS MORTGAGE SECURES FUTURE ADVANCES -- MAXIMUM OUTSTANDING \$ 20,000.00  
(If not contrary to law, this mortgage also secures the payment of all renewals and renewal notes hereof, together with all extensions thereof). PRINCIPAL LOAN AMOUNT: \$ 11,709.00

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:

An undivided 6.00 % interest in premises hereinafter described (excepting therefrom the property comprising those Units and parts of Units falling within said premises, as said Units are delineated on Survey attached to and made a part of Declaration of Condominium Ownership registered on the 26th day of May, 1981, as Document Number 3216383).

Said premises being described as follows: LOT SEVEN (7), in Block 7 1/2 (6), in Walter's Subdivision of Lots 1, 2, 13 and 14 in Block Five (5), and Lots 1, 2, 3, 8, 9 and 10 in Block Six (6) in Timmer's Subdivision of part of Kettelstring's Addition to Harlem (except the East 36 feet of said Blocks Five (5) and Six (6) in the Northwest Quarter (1/4) of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian.

NOTE: OWNERSHIP OF THE PROPERTY DESCRIBED HEREIN IS APPURTENANT TO AND INSEPARABLE FROM UNIT 13 DESCRIBED AND DELINEATED IN SAID DECLARATION AND SURVEY WHICH UNIT IS LOCATED ON PREMISES NOT REGISTERED UNDER LAND REGISTRATION ACT.

DEMAND FEATURE (if checked)  Anytime after n/a 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 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.

Including the rents and profits arising or to arise from the real estate from default until the time to redeem from the 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 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 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 instrument prepared by MICHELLE WIDHALM (Name)  
of 162 EAST GOLF ROAD, SCHAUUBURG Illinois.

3912618

3912618

# UNOFFICIAL COPY

And the said Mortgagor further covenants and agrees to and with said Mortgagee that they will in the mean-  
 time 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,  
 payable in case of loss to the said Mortgagee and to deliver to them 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 \$ 250.00 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 build-  
 ing and in case of refusal or neglect of said Mortgagor 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 pro-  
 missory 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  
 Mortgagee 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 bear like interest with the principal of said note.

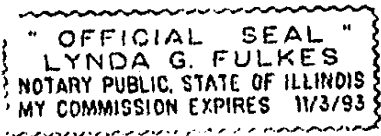
And it is further expressly agreed by and between said Mortgagor and Mortgagee, that if default be made in the payment of said  
 promissory note or in any of them or any part thereof, or the interest thereon, or any part thereof, when due, or in case of a breach in  
 any of the covenants, or agreements 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 Mortgagor shall at once owe said Mortgagee reasonable attorney's or solicitor's fees for  
 protecting their 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 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, administra-  
 tors and assigns of said parties respectively.

In witness whereof, the said Mortgagor S have hereunto set their hand S and seal S this 13th day of  
September A.D. 1990 Marjorie E. Entemann (SEAL)  
 (SEAL)  
 (SEAL)  
 (SEAL)

STATE OF ILLINOIS, County of MCHEERY  
 I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that  
MARJORIE E. ENTEMMAN, DIVORCED NOT SINCE REMARRIED

3912618



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

Given under my hand and Notarial seal this 13th  
 day of September, A.D. 19 90  
Lynda G. Fulkes  
 Notary Public

My commission expires

REAL ESTATE MORTGAGE

3912618

3912618

3912618

DO NOT WRITE IN ABOVE SPACE

SEP 18 1990

AMERICAN GENERAL FINANCE  
 162 East Golf Road  
 Schaumburg, IL 60173  
 Phone: 708-882-8900

Recording Fee \$3.50. Extra acknowledgments, fifteen cents, and five cents for each lot over three and fifty cents for long descriptions.

Mail to:

UNOFFICIAL COPY

162 EAST GOLF ROAD, SCHWABURG, ILLINOIS 60173

MICHELLE WIDMANN

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 mortgage, the holder of this mortgage may, at its option, cause the principal or such interest to be 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 mortgage, the amount secured by this mortgage and the accompanying note shall become and be due and payable at any time the trigger of the sale 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, agents or attorneys, to enter into and 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 right to retain possession of said premises after any default in or breach of any of the covenants, agreements, or provisions herein contained.

Anytime after n/a 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 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)

UNIT NUMBER 15 IN MAPLE AND ERLIE TOWNSHIP ONE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 7, 8, 9 AND 10 IN BLOCK 6 IN WALTERS, 3D DIVISION OF LOTS 1, 2, 13 AND 14 IN BLOCK 5 AND LOTS 1, 2, 3, 8, 9 AND 10 IN BLOCK 6 IN TIME'S SUBDIVISION OF PART OF WESTINGHOUSE ADDITION TO HARLEM (EXCEPT THE EAST 36 FEET OF SAID BLOCKS 5 AND 6) ALL IN THE NORTH WEST 1/4 OF SECTION 2 TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25 882 117 AND REGISTERED AS DOCUMENT LR 32 14 583 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

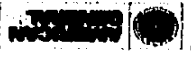
a/k/a 300 N. MAPLE UNIT #15, OAK PARK, IL 60302  
PIN# 16-07-107-023-1015

PARCEL 1:  
UNIT NUMBER 15 IN MAPLE AND ERLIE TOWNSHIP ONE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 7, 8, 9 AND 10 IN BLOCK 6 IN WALTERS, 3D DIVISION OF LOTS 1, 2, 13 AND 14 IN BLOCK 5 AND LOTS 1, 2, 3, 8, 9 AND 10 IN BLOCK 6 IN TIME'S SUBDIVISION OF PART OF WESTINGHOUSE ADDITION TO HARLEM (EXCEPT THE EAST 36 FEET OF SAID BLOCKS 5 AND 6) ALL IN THE NORTH WEST 1/4 OF SECTION 2 TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25 882 117 AND REGISTERED AS DOCUMENT LR 32 14 583 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

AMERICAN GENERAL FINANCE, INC. 162 EAST GOLF ROAD SCHWABURG, IL 60173		RECORDING requested by: Please return to:	
THIS SPACE PROVIDED FOR RECORDER'S USE <b>3912618</b>		NAME(S) OF ALL MORTGAGORS MARGORIE E. ENTENMANN, DIVORCED AND NOT SINCE REMARRIED	
MORTGAGEE: AMERICAN GENERAL FINANCE, INC. 162 EAST GOLF ROAD SCHWABURG, IL 60173		MORTGAGE AND WARRANT TO	
FIRST PAYMENT		FINAL PAYMENT	
TOTAL OF		TOTAL OF	

81921618

REAL ESTATE MORTGAGE



0 3 9 1 2 6 1 8

REAL ESTATE MORTGAGE

3912618

3912618

3912618

DO NOT WRITE IN ABOVE SPACE

SEP 18 10 30 AM '90  
REGISTERED

American General Finance  
162 East Golf Road,  
Schmensburg, IL 60173  
(Phone) 708-882-9900

Recording Fee \$3.50. Extra acknowledgments, fifteen cents, and five cents for each lot over three and fifty cents for long descriptions.

Mail to:

3912618

OFFICIAL SEAL  
LYNDA G. FULKES  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 11/3/93

My commission expires

19

Notary Public

day of September, A.D. 19 90

Given under my hand and Notarial seal this 13th

personally known to me to be the said person 5 whose name 5 subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he 5 signed, sealed and delivered said instrument as free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

STATE OF ILLINOIS, County of MCHEERY  
I, the undersigned, a Notary Public, in and for said County and State at Large, do hereby certify that

In witness whereof, the said Mortgagor 5 has hereunto set their hand 5 and seal 5  
September 13th, A.D. 19 90  
day of

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, so 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 expressly agreed by and between said Mortgagor 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 Mortgagor shall, at once owe said Mortgagee reasonable attorney's or solicitor's fees for protecting their 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 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 bear like interest with the principal of said note.

And the said Mortgagor further covenants and agrees to and with said Mortgagee that they will in the mean time 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, payable in case of loss to the said Mortgagee and to deliver to them 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 \$ 250.00 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 Mortgagor 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 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 Mortgagee 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 person or entities other than, or with, Mortgagor unless the purchaser or transferee assumes the indebtedness secured hereby with the consent of the Mortgagee.