

1277395<sup>2</sup>/<sub>3</sub>

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**AFTER RECORDING RETURN TO:**

Washington Mutual Bank, FA  
C/O ACS IMAGE SOLUTIONS  
12691 PALA DRIVE MS156DPCA  
GARDEN GROVE, CA 92841



Eugene "Gene" Moore Fee: \$58.00  
Cook County Recorder of Deeds  
Date: 07/21/2003 12:58 PM Pg: 1 of 18

## SECURITY INSTRUMENT COVER SHEET

03-2341-062906304-1

Please print or type information Document Title(s) (or transactions contained therein):	
1. Mortgage	
Grantor/Trustor/Mortgagor(s) (Last name first, then first name and initials)	
1. JANINA PEREA	
2. ALEX PEREA	
3.	
4.	
5. <input type="checkbox"/> Additional names on page _____ of document.	
Grantee/Beneficiary/Mortgagee(s)	
1. Washington Mutual Bank, FA	
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range)	
SEE ATTACHED	
<input type="checkbox"/> Additional legal is on page _____ of document.	
Assessor's Property Tax Parcel/Account Number(s)	
1. 24-21-403-030	2.
3.	4.
This document prepared by:	
JOHN VERNON REGAN 3050 HIGHLAND PARKWAY DOWNERS GROVE, IL 60515	

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AT&T OF, INC

Dollars (U.S. \$ 159,442.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than June 1, 2018. (E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property." (F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

Hundred Forty-Two & 00/100  
The Note states that Borrower owes Lender one Hundred Fifty-Nine Thousand Four  
Lender is the mortgagee under this Security Instrument.  
(D) "Note" means the promissory note signed by Borrower and dated May 13, 2003.

400 East Main Street Stockton, CA 95290  
Lender is a Bank of United States of America  
Lender's address is organized and existing under the laws of United States of America  
(C) "Lender" is Washington Mutual Bank, FA, a Federal Association  
Borrower is the mortgagor under this Security Instrument.

(B) "Borrower" is ALEX PEREA AND JANINA PEREA, HUSBAND AND WIFE  
together with all Riders to this document.  
(A) "Security Instrument" means this document, which is dated May 13, 2003.

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

DEFINITIONS

03-2341-062906304-1

MORTGAGE

ATG

[Space Above This Line For Recording Data]

AFTER RECORDING RETURN TO:  
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C/O ACS IMAGE SOLUTIONS  
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GARDEN GROVE, CA 92841

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This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note; and (iii) the performance of all agreements of Borrower to pay fees and charges arising out of the Loan whether or not herein set forth. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's

## TRANSFER OF RIGHTS IN THE PROPERTY

Instrument. whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument. (P) "Successor in Interest of Borrower" means any party that has taken title to the Property, not qualify as a "federally related mortgage loan" under RESPA. (O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument. (M) "Mortgage Insurance" means insurance protecting lender against the nonpayment of, or default on, the Loan. (L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds, whether by way of judgment, settlement or otherwise, paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation, or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property. (K) "Escrow Items" means those items that are described in Section 3. (J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers. (I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments, and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization. (H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

- Adjustable Rate Rider
- Graduated Payment Rider
- Balloon Rider
- Others (specify)
- Condominium Rider
- Planned Unit Development Rider
- Rate Improvement Rider
- 1-4 Family Rider
- Biweekly Payment Rider
- Second Home Rider

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

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Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payment is insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic

drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Escrow items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one of more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

**1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.**

Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one of more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

which currently has the address of 11501 S. LAWLER AVE., [Street], [City], Illinois, [Zip Code]

SEE ATTACHED Cook County, Illinois: the following described property located in

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shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, Lender may require. Borrower's obligation to make such payments and to provide receipts shall requires, shall furnish to Lender receipts evidencing such payment within such time period as for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item, term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, of Section 10. These items are called "Escrow Items." At origination or at any time during the Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Security Instrument as a lien or encumbrance of the Property; (b) leasehold payments or ground amounts due for: (a) taxes and assessments and other items which can attain priority over this due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of

**3. Funds for Escrow Items.** Borrower shall pay to Lender on the day Periodic Payments are Periodic Payments.

due under the Note shall not extend or postpone the due date, or change the amount, of the Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal charges and then as described in the Note.

applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment payment is applied to the full payment of one or more Periodic Payments, such excess may be to the extent that, each payment can be paid in full. To the extent that any excess exists after the may apply any payment received from Borrower to the repayment of the Periodic Payments if, and delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender includes a sufficient amount to pay any late charge due, the payment may be applied to the If Lender receives a payment from Borrower for a delinquent Periodic Payment which under this Security Instrument, and then to reduce the principal balance of the Note.

Any remaining amounts shall be applied first to late charges, second to any other amounts due. Such payments shall be applied to each Periodic Payment in the order in which it became due. interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. all payments accepted and applied by Lender shall be applied in the following order of priority: (a)

**2. Application of Payments or Proceeds.** Except as otherwise described in this Section 2, and agreements secured by this Security Instrument.

making payments due under the Note and this Security Instrument or performing the covenants which Borrower might have now or in the future against Lender shall relieve Borrower from outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim such funds or return them to Borrower. If not applied earlier, such funds will be applied to the current. If Borrower does not do so within a reasonable period of time, Lender shall either apply funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied

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the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentally, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than twelve monthly payments. If there is a deficiency in Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than twelve monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

**4. Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

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Borrower hereby absolutely and irrevocably assigns to Lender all of Borrower's right, title and interest in and to (a) any and all claims, present and future, known or unknown, absolute or contingent, (b) any and all causes of action, (c) any and all judgments and settlements (whether through litigation, mediation, arbitration or otherwise), (d) any and all funds sought against or from any party or parties whatsoever, and (e) any and all funds received or receivable in connection with any damage to such property, resulting from any cause or causes whatsoever,

proceeds, full extent allowed by law, all of Borrower's rights to receive any and all of such insurance rights to receive any and all proceeds from any insurance policy, Borrower hereby waives, to the this Security instrument. By absolutely and irrevocably assigning to Lender all of Borrower's property, regardless of whether the insurance policy is established before, on or after the date of was required by Lender) that are due, paid or payable with respect to any damage to such and interest in and to all proceeds from any insurance policy (whether or not the insurance policy Borrower hereby absolutely and irrevocably assigns to Lender all of Borrower's right, title

additional loss payee. policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall All insurance policies required by Lender and renewals of such policies shall be subject to with such interest, upon notice from Lender to Borrower requesting payment.

amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, Section 5 shall become additional debt of Borrower secured by this Security instrument. These cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this acknowledged that the cost of the insurance coverage so obtained might significantly exceed the liability and might provide greater or lesser coverage than was previously in effect. Borrower purchase. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, and Borrower acknowledges and agrees that Lender's affiliate may receive consideration for such or through any company acceptable to Lender including, without limitation, an affiliate of Lender, purchase any particular type or amount of coverage. Lender may purchase such insurance from insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to If Borrower fails to maintain any of the coverages described above, Lender may obtain flood zone determination resulting from an objection by Borrower.

imposed by the Federal Emergency Management Agency in connection with the review of any such determination or certification. Borrower shall also be responsible for the payment of any fees subsequent charges each time remappings or similar changes occur which reasonably might affect services; or (b) a one-time charge for flood zone determination and certification services and this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which sentences can change during the term of the Loan. The insurance carrier providing the insurance levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding Lender requires insurance. This insurance shall be maintained in the amounts (including deductible coverage," and any other hazards including, but not limited to, earthquakes and floods, for which erected on the Property insured against loss by fire, hazards included within the term "extended

**5. Property Insurance.** Borrower shall keep the improvements now existing or hereafter

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**7. Preservation, Maintenance and Protection of the Property; Inspections.** Borrower shall not destroy, damage or impair the Property, or remove or demolish any building thereon, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in good condition and repair in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property in good and workmanlike manner if damaged to avoid further

control. **6. Occupancy.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's

the Note or this Security Instrument, whether or not then due. **5. Insurance.** Borrower shall use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Property, insofar as such rights are applicable to the coverage of the Property. Lender may right to any refund of unearned premiums paid by Borrower) under all insurance policies covering under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and insurance claim and related matters. If Borrower does not respond within 30 days to a notice from if Borrower abandons the Property, Lender may file, negotiate and settle any available proceeds shall be applied in the order provided for in Section 2.

instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance lessened, the insurance proceeds shall be applied to the sums secured by this Security Borrower. If the restoration or repair is not economically feasible or Lender's security would be Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest the work is completed. Unless an agreement is made in writing or Applicable Law requires interest proceeds for the repairs and restoration in a single payment or in a series of progress payments as satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse had an opportunity to inspect such Property to ensure the work has been completed to Lender's restoration period, Lender shall have the right to hold such insurance proceeds until Lender has repair is economically feasible and Lender's security is not lessened. During such repair and required by Lender, shall be applied to restoration or repair of the Property, if the restoration or otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower in the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. this paragraph.

Lender from time to time to evidence Borrower's absolute and irrevocable assignments set forth in notice from Lender shall request any insurance agency or company that has issued any insurance Borrower agrees to execute, acknowledge if requested, and deliver to Lender, and/or upon other cause.

including but not limited to, land subsidence, landslide, windstorm, earthquake, fire, flood or any



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Lender shall, unless otherwise agreed in writing between Lender and Borrower, have the right to hold insurance or condemnation proceeds or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause. Lender does not make any warranty or representation regarding, and assumes no responsibility for, the work done on the Property, and Borrower shall not have any right to rely in any way on any inspection(s) by or for Lender or its agent. Borrower shall be solely responsible for determining that the work is done in a good, thorough, efficient and workmanlike manner in accordance with all applicable laws.

Borrower shall (a) appear in and defend any action or proceeding purporting to affect the security hereof, the Property or the rights or powers of Lender; (b) at Lender's option, assign to Lender, to the extent of Lender's interest, any claims, demands, or causes of action of any kind, and any award, court judgment, or proceeds of settlement of any such claim, demand or cause of action of any kind which Borrower now has or may hereafter acquire arising out of or relating to any interest in the acquisition or ownership of the Property. Lender shall not have any duty to prosecute any such claim, demand or cause of action. Without limiting the foregoing, any such claim, demand or cause of action arising out of or relating to any interest in the acquisition or ownership of the Property may include (i) any such injury or damage to the Property including without limit injury or damage to any structure or improvement situated thereon, (ii) or any claim or cause of action in favor of Borrower which arises out of the transaction financed in whole or in part by the making of the loan secured hereby, (iii) any claim or cause of action in favor of Borrower (except for bodily injury) which arises as a result of any negligent or improper construction, installation or repair of the Property including without limit, any surface or subsurface thereof, or of any building or structure thereof, or (iv) any proceeds of insurance, whether or not required by Lender payable as a result of any damage to or otherwise relating to the Property or any interest therein. Lender may apply, use or release such monies so received by it in the same manner as provided in Paragraph 5 for the proceeds of insurance.

**8. Borrower's Loan Application.** Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

**9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument.** If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting

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Mortgage insurance. Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage

losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance reimbursement Lender (or any entity that purchases the Note) for certain Borrower's obligation to pay interest at the rate provided in the Note.

termination or until termination is required by Applicable Law. Nothing in this Section 10 affects in accordance with any written agreement between Borrower and Lender providing for such to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or was required to make separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance, longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a pay to Lender the amount of the separately designated payments that were due when the substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender, if Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously provided such insurance and Borrower was required to If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. **10. Mortgage Insurance.** If Lender required Mortgage Insurance as a condition of making

merge unless Lender agrees to the merger in writing. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not to Borrower requesting payment.

Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender Any amounts disbursed by Lender under this Section 9 shall become additional debt of no liability for not taking any or all actions authorized under this Section 9.

not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs have utilities turned on or off. Although Lender may take action under this Section 9, Lender does to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited fees to protect its interest in the Property and/or rights under this Security Instrument, including priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' actions can include, but are not limited to: (a) paying any sums secured by a lien which has and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's

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insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

**11. Assignment of Miscellaneous Proceeds; Forfeiture.** All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

Such Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value of the Property immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value of the Property immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value.

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Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by co-signer's consent.

accommodations with regard to the terms of this Security Instrument or the Note without the Lender and any other Borrower can agree to extend, modify, forbear or make any personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that co-signer's interest in the Property under the terms of this Security Instrument; (b) is not "co-signer"; (a) is co-signing this Security Instrument only to mortgage, grant and convey the any Borrower who co-signs this Security Instrument but does not execute the Note (a co-signer); (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's obligations and liability shall be joint and several. However, covenants and agrees that Borrower's obligations and liability shall be joint and several. Borrower

**13. Joint and Several Liability; Co-signers; Successors and Assigns Bound.** Borrower occurrence shall not be deemed a waiver as to any future transaction or occurrence. Security Instrument or of any provision of this Security Instrument as to any transaction or shall be effective unless in writing. Waiver by Lender of any right granted to Lender under this exercise of any right or remedy. No waiver by Lender of any right under this Security Instrument of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower. Any forbearance by Lender in exercising any right, or remedy including, without instrument by reason of any demand made by the original Borrower or any Successors in Interest extend time for payment or otherwise modify amortization of the sums secured by this Security required to commence proceedings against any Successor in Interest of Borrower or to refuse to release the liability of Borrower or any Successor in Interest of Borrower. Lender shall not be granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to for payment or modification of amortization of the sums secured by this Security Instrument signed by Borrower, or any Successor in interest to Borrower and Lender. Extension of the time cannot be changed or modified except as otherwise provided herein or by agreement in writing **12. Borrower Not Released; Forbearance By Lender Not a Waiver.** This Security Instrument shall be applied in the order provided for in Section 2.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property paid to Lender.

attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be under this Security Instrument. The proceeds of any award or claim for damages that are forfeiture of the Property or other material impairment of Lender's interest in the Property or rights the action or proceeding to be dismissed with a ruling that, in Lender's judgement, precludes such a default and, if acceleration has occurred, reinstates as provided in Section 19, by causing of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure that, in Lender's judgement, could result in forfeiture of the Property or other material impairment Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

"Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party of the Property or to the sums secured by this Security Instrument, whether or not then due. Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that due.

less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

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**16. Governing Law; Severability; Rules of Construction.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the

Instrument. Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument. Any notice required by this Security Instrument is also required under Applicable Law, the Instrument shall not be deemed to have been given to Lender until actually received by Lender. If designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall be deemed to have been given to Lender's address stated herein unless Lender has by delivering it or mailing it by first class mail to Lender's address stated herein unless Lender has notice address under this Security Instrument at any one time. Any notice to Lender shall be given report a change of address through that specified procedure. There may be only one designated Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If address shall be the Property Address unless Borrower has designated a substitute notice address constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall shall be deemed to have been given to Borrower when mailed by first class mail or when actually Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower or Lender in connection with this Security Instrument.

**15. Notices.** All notices given by Borrower or Lender in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or mailing it by first class mail to Lender's address stated herein unless Lender has by delivering it or mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall be deemed to have been given to Lender's address stated herein unless Lender has by delivering it or mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall be deemed to have been given to Lender when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or mailing it by first class mail to Lender's address stated herein unless Lender has by delivering it or mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall be deemed to have been given to Lender when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or mailing it by first class mail to Lender's address stated herein unless Lender has by delivering it or mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall be deemed to have been given to Lender when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute a waiver of any right of action Borrower might have arising out of such overcharge.

**14. Loan Charges.** Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. Borrower shall pay such other charges as Lender may deem reasonable for services rendered by Lender and furnished at the request of Borrower, any Successor in interest to Borrower or any agent of Borrower. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceed permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

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and performs other mortgage loan servicing obligations under the Note, this Security Instrument, "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument without prior notice to Borrower. A sale might result in a change in the entity (known as the interest in the Note (together with this Security Instrument) can be sold one or more times **20. Sale of Note; Change of Loan Servicer; Notice of Grievance.** The Note or a partial

However, this right to reinstate shall not apply in the case of acceleration under Section 18. and obligations secured hereby shall remain fully effective as if no acceleration had occurred. entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument drawn upon an institution whose deposits are insured by a federal agency, instrumentality or (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; continue unchanged. Lender may require that Borrower pay such reinstatement sums and instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall reasonably require to assure that Lender's interest in the Property and rights under this Security Property and rights under this Security Instrument; and (d) takes such action as Lender may and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security contained in this Security Instrument; (b) such other period as Applicable Law might specify for Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale

**19. Borrower's Right to Reinstate After Acceleration.** If Borrower meets certain conditions, Borrower. invoke any remedies permitted by this Security Instrument without further notice or demand on instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may accordance with Section 15 within which Borrower must pay all sums secured by this Security notice shall provide a period of not less than 30 days from the date the notice is given in If Lender exercises this option, Lender shall give Borrower notice of acceleration. The exercise is prohibited by Applicable Law.

secured by this Security Instrument. However, this option shall not be exercised by Lender if such Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower as a future date to a purchaser.

installment sales contract or escrow agreement, the intent of which is the transfer of title by not limited to, those beneficial interests transferred in a bond for deed, contract for deed, 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but **18. Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section

Instrument. **17. Borrower's Copy.** Borrower shall be given one copy of the Note and of this Security without any obligation to take any action.

shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion include corresponding neuter words or words of the feminine gender; (b) words in the singular As used in this Security Instrument: (a) words of the masculine gender shall mean and conflicting provision.

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Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spillage, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use, or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

(including, but not limited to, hazardous substance in consumer products). Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spillage, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use, or release of a Hazardous Substance which adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substance in consumer products).

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substance in consumer products).

**21. Hazardous Substances.** As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substance in consumer products).

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

and waives all rights under and by virtue of the Illinois homestead exemption laws.

**24. Waiver of Homestead.** In accordance with Illinois law, the Borrower hereby release

Applicable Law. Borrower a fee for releasing this Security Instrument, but only if the fee is not prohibited by release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge

**23. Release.** Upon payment of all sums secured by this Security Instrument, Lender shall

Lender on post-petition arrears. prepetition default due on the Note, interest at a rate determined by the Court shall be paid to under Title II or any successor title of the United States Code which provides for the curing of files (or has filed against Borrower or any successor in interest to Borrower) a bankruptcy petition attorneys' fees and costs of title evidence. If Borrower or any successor in interest to Borrower pursuing the remedies provided in this Section 22, including, but not limited to, reasonable instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in sums secured by this Security Instrument without further demand and may foreclose this Security the date specified in the notice, Lender at its option may require immediate payment in full of all other default of Borrower to acceleration and foreclosure. If the default is not cured on or before acceleration and the right to bring a court action to assert the non-existence of a default or any and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding that failure to cure the default on or before the date specified in the notice may result in days from the date the notice is given to Borrower, by which the default must be cured; and (d) specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 following Borrower's breach of any covenant or agreement in this Security Instrument (but not 22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as

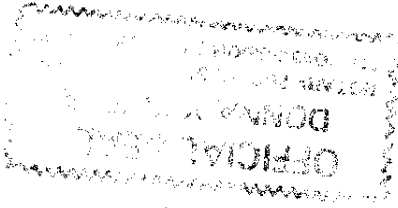
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ILLINOIS  
73215 (05-02)

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Donna Knierbein  
Notary Public

My Commission expires: 7-18-06

Given under my hand and official seal, this 13<sup>th</sup> day of May, 2003.

uses and purposes therein set forth.  
signed and delivered the said instrument as husband free and voluntary act, for the

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 Janina Perera

HUSBAND & WIFE  
JANINA PERERA & ALEX PERERA

Notary Public in and for said county and state, do hereby certify that

Donna Knierbein, a

State of Illinois, Cook County ss:

(Space Below This Line For Acknowledgment)

ALEX PERERA

X [Signature]

JANINA PERERA

X [Signature]

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Property of Cook County Clerk's Office

Lot 3 in H. and G. Resubdivision of Lot 99 (except the South 183.74 feet thereof) Lots 100 and 101 and Lot 102 (except the South 200 feet) in Cicero Avenue Acres, being a Subdivision of the Southeast Quarter of Section 21, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

*Legal Description*