MORTGAGE

(Address)

	85298451
() IF CHECKED, THIS MORTGAGE SECUI	RES FUTURE ADVANCES
THIS MORTGAGE is made this 18th day of between the Mortgagor, Claymond L Rodgers and Coll	io M Rodmors, his wife
Corporation III (herein "Borrower"), and the	Mortgagee, Household Finence
existing under the laws of <u>lolaware</u> , whose address	is 129 Joe Our Road: Chicago
Hoighia, Illinois	_(herein "Lender").
The following paragraph preceded by a checked box is applicable:	
WHEREAS, Borrower is indebted to Lender in the principal s which indebtedness is evidenced by Borrower's Loan Repayment and and extensions and renewals hereof, including those pursuant to any Rene for monthly installments of principal and interest at the rate specified is adjustments to the amount of payment or the contract rate if that rate address stated above, with the balance of the indebtedness, if not soon	Security Agreement dated November 18,1985 gotiable Rate Agreement, (herein "Note"), providing in the Note (herein "contract rate") (including any is variable) and other charges payable at Lender's
☐ WHEREAS, Borrower is indebted to Lender in the principal s	um of \$ or so much
thereof as may be advanced pursuant to Borr wer's Revolving Loan /	Agreement dated and
extensions and renewals thereof (herein "No(e"), providing for a credit initial advance of \$	limit of \$ and an
TO SECURE to Lender the repayment of the inrebtedness, include	
rate if that rate is variable) and other charges; the payment of all other subterewith to protect the security of this Mortgage; and the performance of contained, Borrower does hereby mortgage, grant and converto Lende County ofCOOK	f the covenants and agreements of Borrower herein er the following described property located in the
	74 in the
Not 2 in the Resubdivision of Lots 1 to 5 in Block Original town of Chicago Heights in sections 20 am 35 North, Range 14 Bast of the Third Principal Mer County, Illinois.	o 21. Township
PIN: 32-31- 320-003-000	ge
which has the address of <u>1632 Hanover</u>	Chicago Heights
Illinois 60411 (Street) (herein "Property	(City) Address") and is the Borrower's address.

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

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

(Zip Code)

20. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower shall pay all costs of recordation, if any.

21. Waiver of Homestead, Borrower hereby waives all right of homestead exemption in the Property under state or Statement hereby waives all right of homestead exemption in the Property under state or Statement hereby waives all right of homestead exemption in the Property under state or states or the Property under state or states or the Property waives and the Property under states or states or the Property under states

IN WITNESS WHEREOF, Borrower has en

T#4444 TRAN 0399 11/26/85 15:27:00

***-65-278451**

de de la companya de	the second secon		•		· · · · · · · · · · · · · · · · · · ·
	Open C				
	70				
	O/X			-01 RECORDING	
	4			44 TRAN 0399 11 48 # ID ₩ 635	
	Ox				
		7_			
		02			
and the same of th	d Mecorder)	Reserved or Lander an	ani,I sidT woles coaqs)		
			7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7		
	Notary Public		MAIL	1300	
		The state of the s) / /	L	J
	<i>, ,</i>		76/	ion expires: 7/27,	My Commiss
. ≥8. 91 ,	dev of Boven	पश्च ६	Micial seet, the	ider my hand and o	an meylo
			(0)		•
as the control of the	aigned and delivered the for the uses	wod the solution of the post of the solution o	Justa, and actnowle	ore me the day in ?	At Delaction Delaction
7.0	iol oth ot bedinedue		C)	
Mark CO					
And William Volume	ob ,state one vinuos bias		M elifob ba	1/0	•
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			40	अध्यक्षकण कि वेरास्त	74X .
. v. 1 / 6	County ss:		COOK	TIMOIS'	STATE OF
BMOLDS	O MARROW W ATT	ran	e de la companya de l		1.
101	was of way	X		-50) _A
19mottog ~	Tagan I Rodgers	Y Seto		-596	951
-1174	now of you	TOTO x			··••
	•	7 T	manua anti tatta in a		

UNOFFICIAL COPYS I

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have

been given to Borrower or Lender when given in the manner designated herein.

13. Governing Law; Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs", "expenses" and "attorneys' fees' include all sums to the extent not prohibited by applicable law or limited herein.

14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time

of execution or after recordation hereof.

15. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or of color loan agreement which Borrower enters into with Lender, Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements

made to the Property.

16. Transfer of the Property, if Borrower sells or transfers all or any part of the Property or an interest therein, excluding (a) the creation of a lien or encumbrane; subordinate to this Mortgage, (b) a transfer by devise, descent, or by operation of law upon the death of a joint tenant, withe grant of any leasehold interest of three years or less not containing an option to purchase, (d) the creation of a purchase money security interest for household appliances, (e) a transfer to a relative resulting from the death of a Borrower, (f) a transfer where the spouse or children of the Borrower become an owner of the property, (g) a transfer resulting from a decree of dissolution of marriage, legal separation agreement, or from an incidental property settlement agreement, by which the spouse of the Porrower becomes an owner of the property, (h) a transfer into an inter vivos trust in which the Borrower is and remains a pereficiary and which does not relate to a transfer of rights of occupancy in the property, or (i) any other transfer or disposition described in regulations prescribed by the Federal Home Loan Bank Board, Borrower shall cause to be submitted information required by Lender to evaluate the transferee as if a new loan were being made to the transferee. Borrower will continue to be obligated under the Note and this Mortgage unless Lender releases Borrower in writing.

If Lender does not agree to such sale or transfer, Lender may declare all of the sums secured by this Mortgage to be immediately due and payable. If Lender exercises such option to a cerierate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 12 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed or delivered within which Borrower may pay the sums deciried due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or definend on Borrower, invoke any remedies permitted

by paragraph 17 hereof.

NON-UNIFORM COVENANTS. Borrower and Lender further cover and and agree as follows:

17. Acceleration; Remedies. Except as provided in paragraph 16 hereot, upra Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when the any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the deethe notice is mailed to Borrower. by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding, and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foleclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may deciate all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicing proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including but not limited to reasonable attorneys' fees and costs of documentary evidence, abstracts and title reports.

18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgaget discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration

19. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof, in abandonment

of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 7 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

in the property of any award or claim for damages, direct or consequential, in donestion, are in the property of the property or for conveyance in their or cuber security agreemently or for conveyance or trust or cuber security agreemently agreement ag Unatord with it lesson 8. Imperiors Lendor may make or cause to be made reasonable entries upon and trapsculors of the Proper shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related interesting the Property.

Vinagor of the Property. a inspections to the property of take any soulon hereunder. The property for related the property of the property and inspections of the property for the property of the property for the property of the pro and take such action as is moosed Lender's interest thereon, at the contract raths, and thereon, at the contract raths of the contract same to other terms of the paragraph? With interest the contract same to other terms of the paragraph of the properties of the properties of the properties of the properties of the paragraph of the paragraph of the properties of the properties. The properties of the properties o descensioning a many commit your conventions on convent many change in the convention of the conventio the operation of the property in the coverance and surface in the property, then Land surfaces interest in the property than the coverance and surface of the property is such superstants and surface of the property. If Borrower is a such superstant as such such superstants in the coverance of the property is interest. It is common is such superstants in the coverance of the property of the property is interest. It is not that it is interested to the property of the property Almanuscob insultismoo bits immerialismo bits im white development, Bornower and the development, the by laws and many the development and the development, the by laws and many or perform all of Berrower's objective and many or perform or planned to the development, the by laws and many the control decomposition of Berrael development. minimizers of any lease if this Mortgago at the Mortgago at th plant development and shall not commit where a content of Borrow's collections of the Property of Society and the Bood repair along the Morrisage and a borrow all of Borrow's collections of the Bood repair and shall not commit where a conference of the Property is constituted in a conference of the Property in Society and the Property of the Proper the property and to not such that the manufacture of the such that the property of the such that the suc The property of the the meaning of the solution of the solution of the property or to the sum of the property of the Solves and the days from the willim at Lorder to Lorder to Lorder to Lorder to Lorder to Lorder to the days from the days from the subtories to respond to Lorder to L make proof of loss, Borrower shall give prompt notice to the insurance of of loss, Borrower shall give prompt notice to the insurance of of loss, Borrower shall give prompt notice to the insurance of of loss, Borrower and Lender an there are the politices and remember to the terms of and the politices and tenewale there to Lender, Lender, Lender, shall have the notices and remember to Lender, Le Desired to sprove and the property bearings or because on the property bearings or bearings on the property bearings or bearings or bearings or bearings or bearings or bearings or bearings bearing the bearing to sprove and tender to sprove the bearing to the bearing the bearings of the The Dark and Other Standard all takes, seath all takes, seath all takes, seath of the Dark Mortages, bearings and the perform all of Borrows's obligations under a factor of the Mortages, including Borrows's charges, including Borrows's charges, including Borrows's charges, and charges, sometimes and other charges, sometimes and other charges, sometimes and other charges, and charges of the charg de principal or other security agreement with a lient when the princips over this Mericans, included and the principal over this Mericans, including Berrower's contentions under the principal over this Mericans. Lender shall Lender, Lender, Lender, Lender, any French is otherwise sequined by Lender, Lender, Lender, Lender, any Funder, and I had by Lender shall be and sequentially or this Mortgan and Paragraphs | and 2 heroes shall be any property in the Mortgan and the Mortgan and the sequential or the sequential to the sequential or the sequential head share share to bound to bound the bounds and lines share and the bounds any funds shall be built of blunds share share the property at the property of the sounds of the share of t borrower as they tall due, Borrower and Bround remis as they tall due, Borrower trap require, for the best and Bround remis as Leader real trap require, best best when the performer any funds held in the property is some or make the borrower and the full of all sums accuract by Leader, Leader shall be character and the full of all sums accuract by Leader, Leader and the full of all sums accuract by Leader, Leader and the full of all sums accurate the full of all sums accuract the property is some or transfer and the full of all sums accuract the full of all sums accuracy. Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held on the Funds of Funds and ground rents as they fall due, Borrower or not to payments as they tall due, for the many require. If the amount to payments as they tall due, for deficiency in one or more payments as Lender realy require. the sufficient to pay said strong the strong the strong to pay said strong to pay said strong to pay said strong to pay said strong to saccess that the strong to said said the property of the property to strong the strong to said the property to strong the strong to said the property to strong the said to be property to said the said to be property to said the said the said to said the said the said to said the sai the Funds held by Lender, together with the future monthly installments of Funds payable prior to tay said the smount required to pay said the smount required to pay said the smount required to pay said the future and strong fault out, such the smount form of the single special to the the Winds beld by Lender, tog ther with the future monthly installments of Funds payable prior to the Funds beld by Lender, togs the ground remains and ground frems, shall exceed the amount required to pay said frems, shall exceed the amount required to pay said frems. the Funds of Series of Caroling and John Political to pay Borrowar any interest or carnings and debute and debute and debute and debute and debute and debute are produced as additional accurity. The Funds are product with the Funds are product to the Funds are product to the Funds and the Funds and the Funds are product to the Funds and the Funds are product to the Funds and the Funds are payable prior to the Funds of Funds payable prior to the Funds bell by Lends the With the future monthly installments of Funds payable prior to the Funds bell by Lends payable prior to the Funds bell by Lends (or the Funds payable prior to the funds payable payable prior to the funds payable payable prior to the funds payable prior to the funds payable pay Mortgage that interest of the Funds shall be paid to Borrower, and unless such agreement a made withings interest or earnings and interest or earnings and to pay Borrower any interest or earnings and to pay the point of the reduced shall not be required to the Funds showing credits and debing any debinations of the Funds showing credits and debinations. Morrower, and increase in writing at the Borrower, and Lands may agree in writing at the Morrower, and unless such agreement is made to Borrower, and unless such agreement is made to Borrower, and unless such interest or carnings to that shall be required to pay Borrower any interest or carnings and interest or carnings. Salviving and subjoint as district host values and subjoint and subjoint and subjoints and subject and subjoints a The contact is a contact to the cutoff the contact to the cutoff that borrower is an institutional lender insured the cutoff to Londer to the cutoff are insured to Londer and which are insured to Londer shall supply the Funds to Londer shall supply the Funds to Londer shall supply the Funds to Londer shall be head in an institution the deposition. Londer for so boiding and applying to Londer to The Funds and applying to Londer to Londer to Londer to Londer insured to Londer to Londer to Londer insured to Londer to Londer to Londer insured to Londer to Londer to Londer to Londer insured to Londer Londer Londer Londer Londer to Londer insured to Londer Londer Londer insured to Londer Lond successful to the sund to the beats of secondaries and bulk suid reasonable. The base of secondaries and bulk suid reasonable to London to the extent that Borrower to the extent to the base of the base of the base of the country and the sund to the country successful to the country successful to the country successful the sund to the country successful to the country successful the country successful to the country successful to the country successful to the country successful to the country successful the country successful to the Securities and securities of streethlessed makings with the control of the securities of the streethest interest to the self the streethest to see the securities of the streethest to see the securities of the s threews-was and, the h. threeport, and no almor banous bas cases not ain two through mistie was allegations and amendment three to differ the allegation bas allegations to also and an amendment of an amendment to also an account to an allegation bas allegation bas allegation bas allegation bas allegations and account to a solution of an amendment bas allegation bas allegation bases. International and vine by Creational Date minimizations gradulated all anomalies but sexes virtually and to since being being and the sexes virtually and the sexes of the sex the behaviors as provided in the Motor to charge as provided in Sortower shall pay to Londor on Londor on the Motor. Borrower shall pay to Londor on the Motor the Motor the paid in full a sum therein the With the Motor the Mot in booking as agreement an province of principal and unioned in province of principal and unioned in contract to change as provided in contract to change as provided in contract to change as provided in contract to change in out the More with the More with the change of the change of the change in contract to change in cha hereated been lasquestry to atmember the services compared instruction reduced by atmembers in the instruction of the services constitution with the services of the services atmost instruction of the services of the servic