) This instrument was pepared

by: Eleanora Micotto

Name: Manufacturers Hanover Consumer Services, Inc.

Address: 8621 West 95th Street Hickory Hills, Illinois 60457

THIS MORTGAGE is made this

1987 JUL -2 MI 10: 48

25th day of June

87363278

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MORTGAGE

1987 between the Mortgagor(s) GEORGE BENZING & GRACE L. BENZING (his)	wife)
	(herein "Mortgagor"),
whose address is 14301 Elizabeth Lane, Lockport, Illinois 60441	
and the Mortgagee, MANUFACTURERS HANOVER CONSUMER SERVICES, INC., a existing under the laws of Delaware, whose address is 8621 West 95th Street, I	corporation organized and lickory Hills,
Illinois 60457	(herein "Lender").
WHEREAS, GEORGE BENZING & GRACE L. BENZING (his wife)	("Borrower")
	which indebtedness is
evidenced by Borrower's note datedlune_25,_1987 and exten	
(herein "Note"), with the balance of the indebtedness, if not sooner paid, due and pa	ayable on <u>6/25/17</u> ;
IN CONSIDERATION OF and to secure to Lender the repayment of, the indebtedr	
with interest thereon at a fixer of variable rate as set forth in the Note; to secure the pay	

interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and to secure the performance of the covenants and agreements of Mortgagor herein contained, Mortgagor does hereby mortgage, grant, and convey to Lender, the following described property located in the County of _Cnok. State of Illinois:

LOT 50 IN WEDGWOOD ESTATES UNIT IT A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/2 OF SECTION 2 TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. JUNIL CLOPT'S

Tax I.D.# 27-02-409-029

14002 BONBURY LANE which has the address of _

ORLAND:

Illinois, <u>60462</u> ___ (herein "Property Address");

18904x

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."

Mortgagor covenants that Mortgagor 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. Mortgagor covenants that Mortgagor warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

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

1. Payment of Principal and Interest. Mortgagor shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. Taxes, Assessments, and Charges. Mortgagor shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain priority over this Mortgage, and leasehold payments or ground rents, if any.

3. Application of Payments. Unless applicable law provides otherwise, Lender will first apply payments received, whether or not delinquent, in the following order: (1) to any applicable credit insurance premium, (2) to any applicable late charges, (3) to any applicable prepayment penalties, (4) to any interest that has accrued, and finally (5) to the unpaid balance of principal.

4. Prior Mortgages and Deeds of Trust; Charges; Liens. Mortgagor shall perform all of Mortgagor's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Mortgagor's covenants to make payments when due.

BOX 77

IL-501CL (1/87)

ASSIGNMENT

Motery Public	My Commission expires:
' îo yeb	Given under my hand and official seal, this
sand purposes therein set forth.	state, do hereby certify that person(s) whose name (c) the same person(s) whose name (c) the same person, and so (n) who the said ASSIGNMENT, appeared before me this day in person, and so (n) when the said ASSIGNMENT as
Notary Public in and for said county and	
(S) TYNC	STATE OF ILLINOIS, County ss:
OHORA KIRION	(SEAL)
Notary Public	My Commission Expires:
	corporation, on behalf of the co poration.
	10 E
day of	The foregoing ASSIGNMENT was acknowledged before me this
NOITAR	STATE OF ILLINOIS
	Signed, sealed and delivered in the presence of:
,—————————————————————————————————————	hereby, on this day of asid Mortgage and the Note and debt described therein to
to mus and t	the holder (Mortgagee) of the foregoing Mortgage, in consideration o
:ss yinuoO	STATE OF ILLINOIS,

87363279

UNOFFICIAL CQPY

5. Hazard Insurance. Mortgagor shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other

hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Mortgagor subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgagee clause in favor of and in a form acceptable to Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Mortgagor shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Mortgagor.

If the Property is abandoned by Mortgagor, or if Mortgagor fails to respond to Lender within 30 days from the date notice is mailed by Lender to Mortgagor that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.

Mortgagor shall keep the Property in good repair and shall not commit waste or permit demolition, impairment, or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Mortgagor shall perform all of Mortgagor's obligations under the declaration and covenants creating and governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

7. Protection of tender's Security. If Mortgagor fails to perform the covenants and agreements contained in this Mortgage, or it my action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender's option, upon notice to Mortgagor, may make such appearances, disburse such sums, including reasor able attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage, in surance as a condition of making the loan secured by this Mortgage, Mortgagor shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Mortgagor's and Lender's written agreement or applicable law.

Any amounts disbursed by Lrinder pursuant to this Paragraph 7, with interest thereon, at the Note rate, shall @ become additional indebtedness of Mortgagor secured by this Mortgage. Unless Mortgagor and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Mortgagor requesting payment thereof. Nothing contained in this Paragraph 7 shall require Lender to incur any expense or take any

action hereunder.

8. Inspection. Lender may make o cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give wortgagor notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. Condemnation. The proceeds of any ava. c or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

10. Mortgagor Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Mortgagor shall not operate to release, in any manner, the liability of the original Mortgagor and Mortgagor's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization c. t.e sums secured by this Mortgage by reason of any demand made by the original Mortgagor and Mortgagor's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

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 Mortgagor, subject to the provisions of Paragraph 16 hereof. All covenants and agreements of Mortgagor shall be joint and several. Any Mortgagor who co-signs this Mortgage, but does not execute the Note, and it is no signing this Mortgago only to mortgage, creat and covery that Madagana is the Broadwick. (a) is co-signing this Mortgage only to mortgage, grant and convey that Mort jagor'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 Mortgagor hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without this Mortgagor's consent and without releasing that Mortgagor or modifying this Mortgago as to the Mortgagor's interest in the Property to without releasing that Mortgagor or modifying this Mortgage as to that Mortgagor's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another menner, (a) any notice to Mortgagor provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Mortgagor at the Mortgagor's address stated herein or at such other address as Mortgagor 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 Mortgagor as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Mortgagor 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, except that if the Note specifies the law of a different jurisdiction as governing, such law shall be the applicable law governing the interest rate, fees, charges, and other terms of the credit transaction secured hereby. 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. Mortgagor's Copy. Mortgagor shall be furnished with and acknowledges receipt of a conformed copy of

the Note and of this Mortgage at the time of execution or after recordation hereof.

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

16. Transfer of the Property or a Beneficial Interest in Mortgagor. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Mortgagor is sold or transferred and Mortgagor is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

If Lender exercises this option, Lender shall give Mortgagor notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Mortgagor must pay all sums secured by this Mortgage. If Mortgagor fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Mortgagor.

MON-UNIFORM COVENANTS. Mortgagor and Lender further covenant and agree as follows:

T. Acceleration; Remedies. Except as provided in paragraph 16 hereof, upon Mortgagor's breach of any covenant or agreement of Mortgagor in the Mortgage, including the covenants to pay when due any secured by this Mortgage, Lender, at Lender's option, may declare all of the sums secured by this Mortgage by ludicial to be immediately due and payable without further demand and may foreclosure his Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not improve the sand collect in such proceeding and title reports.

no acceleration occurred, (b) Mortgagor cortes an breaches of any other coverants of agreements of wortgagor cortes and soreleration occurred by Lender in enforcing the coverants and agreements of Mortgagor pays all reasonable expenses incurred by Lender in enforcing the coverants and agreements of Mortgagor contained to, the attorneys' fees provided for in Paragraph 17; and provided in Paragraph 17 hereof, including, but not limited to, the attorneys' fees provided for in Paragraph 17; and (d) Mortgagor takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Mortgagor's obligation to pay the sums secured by this Mortgage shall bereby shall remain in full force and effect as if no acceleration had occurred. The rights granted in this Paragraph as shall in no way be construed as allowing Mortgagor to reinstate at Mortgagor's will, it being understood that such reinstatement is totally within the discretion of the Lender.

19. Assignment of Bents: Appointment of Receiver. As additional security beteunder. Mortgagor hereby no acceleration occurred; (b) Mortgagor cures all breaches of any other covenants or agreements of Mortgagor 18. Lender's Right to Allow Mortgagor to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Mortgagor's breach, Lender may in Lender's total discretion, discontinue any proceedings begun by Lender to enforce this Mortgage at any time prior to entry of a judgement enforcing this Mortgage if: (a) Mortgagor pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration percent all sums which would be then due under this Mortgage and the Note and a proceedings of any other congression processes and the Note and the Not and the Note and the Note and the Note and the Note and the Not and the Note and the Note and the Note and the Note and the Not and the Note and the Note and the Note and the Note and the Not and the Note and the Note and the Note and the Note and the Not and the Note and the Note and the Note and the Note and the Not and the Note and the Note and the Note and the Note and the Not and the Note and the Note and the Note and the Note and the Not limited to, reasonable attorneys' fees, and costs of documentary evidence, abstracts and title reports.

19. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Mortgagor hereby assigns to Lender the rents of the Property, provided that Mortgagor shall, prior to acceleration under Paragraph 77 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and

Upon acceleration under Paragraph 17 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 and to say and 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 shall be abonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The 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.

Care to Lender's Call Option. Not been accounted by this Mortgagor it any non-total release this Mortgage without charge to Mortgagor. We tgagor shall pay all costs of recordation, it any.

21. Waiver of Homestead in Exemption Rights. To the extent permitted by law, Mortgagor hereby waives and transfers to Lender any homestranding any provision to the contrary contained in the Note, Mortgagor hereby covenants and agrees that the Lender shall have the right, at its sole option, to declare the entire outstanding principal balance of the loan evidenced by the Note and accrued interest thereon to be due and outstanding principal balance of the loan evidenced by the Note and accrued interest thereon to be due and payable in full on a date not less than AAA.

(AAA)

payable in full on a date not be also prior, strain conditions and the date of the Note, except that be date of the Note, except that Lender, if it exercises such call option, strail send Mortgagor written notice thereof at least ninety (90) days [but not more than one-hundred and twenty, (120) days] prior to such accelerated loan maturity date. The written notice to Mortgagor from Lender will set to the loans as a direct result of Lender's exercise of its aforesaid call option shall not be subject to any prepayment penalty otherwise applicable under the provisions of the Note. If the space above for insertion of a date in this Paragraph S2 is marked "N/A", Lander the provisions of the Note. If the space above for insertion of a date in this Paragraph S2 is marked "N/A", Lander the provisions of the Note. If the space above for insertion

MORTGAGES OR DEEDS OF TRUST AND FORECLOSURE UNDER SUPERIOR-REQUEST FOR NOTICE OF DEFAULT

Mortgagor and Lender request the holder of any mortgage deed of trust, deed to secure debt, or other encumbrance with a lien which has priority over this Mortgago, 2/2 the office address of the registered agent assignee named in the assignment included with this Mortgago, 3/2 the office address of the registered agent of Lender or assignee on file with the Secretary of State, Corpor trion Division, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHERFOF, Mortgagor has executed this Mortgage.

My Commission expires: Given under my hand and official seal, this day of **524**P aunr tree voluntary act, for the uses and purposes therein set forth. bas bengis instrument, appeared before me this day in person, and acknowledged that, they have personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing GEORGE BENZING & GRACE L, BENZING (HIS WIFE) state, do hereby certify that County ss: STATE OF ILLINOIS, COOK SSOURA 87363278

