

415901-14-213305

UNOFFICIAL COPY

MAIL TO:  
HOUSEHOLD FINANCE CORPORATION  
c/o ADMINISTRATIVE SERVICES  
961 WEIGEL DRIVE  
P.O. BOX 6035  
ELMHURST, IL 60126

This instrument was prepared by:  
PATRICIA L. THATCHER  
(Name)  
961 WEIGEL DRIVE, ELMHURST, IL 60126  
(Address)

415901

MORTGAGE

AUG 30 1990

IF CHECKED, THIS MORTGAGE SECURES FUTURE ADVANCES

THIS MORTGAGE is made this 28TH day of AUGUST, 19 90  
between the Mortgagor, FREDRICH W. GRABS AND JESSICA L. GRABS, HIS WIFE, IN JOINT, \*  
\*TENANCY (herein "Borrower"), and the Mortgagee,  
HOUSEHOLD FINANCE CORPORATION, L.L.C., a corporation organized and  
existing under the laws of DELAWARE, whose address is 4718 W LINCOLN HWY  
MATTESON, IL 60443 (herein "Lender").

The following paragraph preceded by a checked box is applicable:

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ N/A  
which indebtedness is evidenced by Borrower's Loan Repayment and Security Agreement dated N/A  
and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest at the  
rate specified in the Note (herein "contract rate") (including any adjustments to the amount of payment or the contract  
rate if that rate is variable) and other charges payable at Lender's address stated above, with the balance of the indebtedness,  
if not sooner paid, due and payable on N/A

WHEREAS, Borrower is indebted to Lender in the principal sum of \$ 21,800.00 or so much  
thereof as may be advanced pursuant to Borrower's Revolving Loan Agreement dated AUGUST 28, 1990 and  
extensions and renewals thereof (herein "Note"), providing for payments of principal and interest at the rate specified in  
the Note (herein "contract rate") (including any adjustments to the amount of payment or the contract rate if that rate is  
variable, providing for a credit limit stated in the principal sum above and an initial advance of \$ 21,800.00

TO SECURE to Lender the repayment of the indebtedness, including any future advances, evidenced by the Note,  
with interest thereon at the applicable contract rate (including any adjustments to the amount of payment or the contract  
rate if that rate is variable) and other charges; the payment of all other sums, with interest thereon, advanced in accordance  
herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein  
contained, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the  
County of COOK State of Illinois:

SEE EXHIBIT "A"

TAX PARCEL NUMBER: 31-35-212-043

90422544

3065748  
TRW REAL ESTATE  
LOAN SERVICES  
SUITE #1015  
100 N. LaSALLE  
CHICAGO, IL 60602

Cook County Clerk's Office

which has the address of 339 SAUK TRAIL PARK FOREST  
(Street) (City)  
Illinois 60466 (herein "Property Address") and is the Borrower's address.  
(Zip Code)

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 seized 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.

Remond



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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 (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, forebear, 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 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 of this Mortgage or clause of 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 of the after recording hereof.

15. **Rehabilitation Loan Agreement.** Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair or other 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, including (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) a transfer by devise, descent, or by operation of law upon the death of a joint tenant, (c) the 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 child of the Borrower becomes 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 Borrower becomes an owner of the property, (h) a transfer into an inter vivos trust in which the Borrower is and remains a beneficiary 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 Lender to evaluate the transfer 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 accelerate, 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 declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 12 hereof.

17. **Acceleration Remedies.** Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due 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 30 days from the date the 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 foreclosure. If the breach is not cured on or before the date specified in the notice, 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 Reinstatement.** 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 Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if, (a) Borrower pays in full 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; and (c) Borrower pays in full all sums which 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 had occurred.

19. **Assignment of Rights; 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 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 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.

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20. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. 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 Federal law.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

*Fredrich W. Grabs*  
FREDRICH W GRABS Borrower

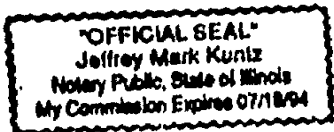
*Jessica L. Grabs*  
JESSICA L GRABS Borrower

STATE OF ILLINOIS, COOK County ss:

I, JEFFREY MARK KUNTZ, a Notary Public in and for said county and state, do hereby certify that FREDRICH W GRABS AND JESSICA L GRABS, HIS WIFE, IN JOINT TENANCY personally known to me (to be the same persons) whose names ARE subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as THEIR free voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28TH day of AUGUST, 19 90.

My Commission expires: 7-18-94.



*Jeffrey Mark Kuntz*  
Notary Public

(Space Below This Line Reserved For Lender and Recorder)

90422544

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EXHIBIT "A"

## LEGAL DESCRIPTION:

(Type Legal Description in this Space)

### LEGAL DESCRIPTION:

LOT 10 IN BLOCK 04 IN VILLAGE OF PARK FOREST AREA  
NUMBER 4, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF  
SECTION 35 AND THE WEST 1/2 OF SECTION 36, TOWNSHIP 35  
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1951 AS  
DOCUMENT NUMBER 14107040 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

90422544