inger in des

UNOFFICIAL PC (Pastrument was:prepared by:

HOUSEHOLD FINANCE CORPORATION III

O/O ADMINISTRATIVE SERVICES

961 WEIGEL DRIVE P.O. BOX 8635

MAY 2 4 1990

PAMELA AUSTIN 961 WEIGEL DRIVE

412224

MIMHURST, IL 60126	MORTGAGE	90243149
3 IF CHECKE	D, THIS MORTGAGE SECURE	S FUTURE ADVANCES
A STATE A CIT IS A STATE OF THE	22ND day of MA	19 90
testing the MortgagorD	EBRA L. SEALS, A MAR	RIED WOMAN
	(herein "Borrower"), and the M	ortgagee.
one ing under the laws of DELAW	ARE, whose address is IL 60635	TION III , a corporation organized and 7211 WEST GRAND AVENUE
The following paragraph preceded	by a checked box is applicable:	
WHEREAS, Forrower is indeb	ted to Lender in the principal sun	n of U.S. \$N/A
and extensions and receiveds thereof the rate specified in the Note Perein "cont	erein "Note"), providing for mont (ract rate") (including any adjustmarges payable at Lender's address st	thly installments of principal and interest at the ents to the amount of payment or the contract ated above, with the balance of the indebtedness,
X: WHEREAS, Borrower is indeb	ted to Lender in the principal sun	of \$ 54,600.00 or so much
thereof as may be advanced pursuant?	o Borrower's Revolving Loan Agi	reement dated 5/22/90 and of principal and interest at the rate specified in
he Note (herein "contract rate") include ariable, providing for a credit limit stated	ir g any adjustments to the amount in the principal sum above and an	it of payment or the contract rate if that rate is initial advance of \$ 54,600.00
with interest thereon at the applicable of	ontract rate fincluding any adjustri	g any future advances, evidenced by the Note, nents to the amount of payment or the contract
with interest thereon at the applicable of ate if that rate is variable) and other characteristic the security of this Montained. Borrower does hereby mortgounty of	ontract ray, fincluding any adjustninges; the payment of all other sum dorigage; and the performance of the tage, grant and convey to Lender COOK.	nents to the amount of payment or the contract s, with interest thereon, advanced in accordance ne covenants and agreements of Borrower herein the following described property located in the State of Illinois:
with interest thereon at the applicable of ate if that rate is variable) and other challer with to protect the security of this Montained, Borrower does hereby mortg county of the South HALF OF LOT IN TAMES STINSON'S SUB	ontract rate fincluding any adjustnerges; the payment of all other sum forigage; and the performance of the gage, grant and convey to Lender COOK 32 AND ALL OF LOT 31 DIVISION OF EAST GRANT	nents to the amount of payment or the contract s, with interest thereon, advanced in accordance ne covenants and agreements of Borrower herein the following described property located in the
with interest thereon at the applicable of ate if that rate is variable) and other characteristic that rate is variable) and other characteristic that rate is variable) and other characteristic that rate is variable) and other characteristics of the south HALF OF LOT IN JAMES STINSON'S SUBJECTED THE SOUTHWEST OUARTER	ontract rate fincluding any adjustnerges; the payment of all other sum forigage; and the performance of the page, grant and convey to Lender COOK 32 AND ALL OF LOT 31 DIVISION OF EAST GRAND OF SECTION 25, TOWNS	inents to the amount of payment or the contract s, with interest thereon, advanced in accordance the covenants and agreements of Borrower herein the following described property located in the state of Illinois: IN BLOCK 13 ND CROSSING IN ALP 38 DEPTER BECORDING
with interest thereon at the applicable of ate if that rate is variable) and other challer with to protect the security of this Montained, Borrower does hereby mortg county of the South HALF OF LOT IN TAMES STINSON'S SUB	ontract rate fincluding any adjustnerges; the payment of all other sum forigage; and the performance of the page, grant and convey to Lender COOK 32 AND ALL OF LOT 31 DIVISION OF EAST GRAND OF SECTION 25, TOWNS	inents to the amount of payment or the contract s, with interest thereon, advanced in accordance the covenants and agreements of Borrower herein the following described property located in the state of Illinois: IN BLOCK 13 ND CROSSING IN ALP 38 NORTH ECORDING DIAN: 13333 TRAM 7837 05/24/90 15: 17680 C =-90-24-3
with interest thereon at the applicable of ate if that rate is variable) and other charter if that rate is variable) and other charter with to protect the security of this Montained. Borrower does hereby mortgounty of the South Half of Lot In James Stinson's substitute southwest quarter (RANGE 14, EAST OF THE COUNTY, ILLINOIS.	ontract rate fincluding any adjustnerges; the payment of all other sum forigage; and the performance of the gage, grant and convey to Lender COOK. 32 AND ALL OF LOT 31 DIVISION OF EAST GRAND OF SECTION 25, TOWNST THIRD PRINCIPAL LERU	inents to the amount of payment or the contract s, with interest thereon, advanced in accordance ne covenants and agreements of Borrower herein the following described property located in the State of Illinois: IN BLOCK 13 ND CROSSING IN TO SELECT THE SELECT THE CONTRACT THE C
with interest thereon at the applicable of ate if that rate is variable) and other characteristic the security of this Montained. Borrower does hereby mortg ounty of THE SOUTH HALF OF LOT IN JAMES STINSON'S SUBJECTED THE SOUTHWEST QUARTER (RANGE 14, EAST OF THE	ontract rate fincluding any adjustnerges; the payment of all other sum forigage; and the performance of the gage, grant and convey to Lender COOK. 32 AND ALL OF LOT 31 DIVISION OF EAST GRAND OF SECTION 25, TOWNST THIRD PRINCIPAL LERU	IN BLOCK 13 ND CROSSING IN GIP 38 NORTH BECORDING DIAN: 173333 TRAN 7837 05/24/90 158 COOK COUNTY RECORDER 3205333 TRW REAL ESTATE LOAN SERVICES
with interest thereon at the applicable of ate if that rate is variable) and other charge is contained. Borrower does hereby mortg ounty of this Montained. Borrower does hereby mortg ounty of the SOUTH HALF OF LOT IN JAMES STINSON'S SUBJECT THE SOUTHWEST QUARTER OF RANGE 14, EAST OF THE COUNTY, ILLINOIS.	ontract rate fincluding any adjustnerges; the payment of all other sum forigage; and the performance of the gage, grant and convey to Lender COOK. 32 AND ALL OF LOT 31 DIVISION OF EAST GRAND OF SECTION 25, TOWNST THIRD PRINCIPAL LERU	in BLOCK 13 ND CROSSING IN GIP 38 NORTH BECORDING DIAN: 13333 TRAN 7837 05/24/90 158 COOK COUNTY RECORDER TRW REAL ESTATE LOAN SERVICES SUITE #1015
with interest thereon at the applicable of ate if that rate is variable) and other charce if that rate is variable) and other charce it that rate is variable) and other charce it is protect the security of this Montained. Borrower does hereby mortgounty of THE SOUTH HALF OF LOT IN JAMES STINSON'S SUBJECT OF THE SOUTHWEST QUARTER OF THE COUNTY, ILLINOIS.	ontract rate fincluding any adjustnerges; the payment of all other sum forigage; and the performance of the gage, grant and convey to Lender COOK. 32 AND ALL OF LOT 31 DIVISION OF EAST GRAND OF SECTION 25, TOWNST THIRD PRINCIPAL LERU	in BLOCK 13 ND CROSSING IN GIP 38 NORTH BECORDING DIAN: 13333 RAM 7837 05/24/90 151 COOK COUNTY RECORDER 3058033 TRW REAL ESTATE LOAN SERVICES
th interest thereon at the applicable of that rate is variable) and other charter if that rate is variable) and other charter with to protect the security of this Montained. Borrower does hereby mortgounty of THE SOUTH HALF OF LOT IN JAMES STINSON'S SUBITHE SOUTHWEST QUARTER (RANGE 14, EAST OF THE COUNTY, ILLINOIS.	ontract rate fincluding any adjustnerges; the payment of all other sum forigage; and the performance of the gage, grant and convey to Lender COOK. 32 AND ALL OF LOT 31 DIVISION OF EAST GRAND OF SECTION 25, TOWNST THIRD PRINCIPAL LERU	in BLOCK 13 ND CROSSING IN BLOCK 13 BLO
th interest thereon at the applicable of that rate is variable) and other charter if that rate is variable) and other charter with to protect the security of this Montained. Borrower does hereby mortgounty of THE SOUTH HALF OF LOT IN JAMES STINSON'S SUBITHE SOUTHWEST QUARTER (RANGE 14, EAST OF THE COUNTY, ILLINOIS.	ontract rate fincluding any adjustnerges; the payment of all other sum forigage; and the performance of the gage, grant and convey to Lender COOK. 32 AND ALL OF LOT 31 DIVISION OF EAST GRAND OF SECTION 25, TOWNST THIRD PRINCIPAL LERU	in BLOCK 13 ND CROSSING IN BLOCK 13 BLOCK 1
th interest thereon at the applicable of that rate is variable) and other charter if that rate is variable) and other charter with to protect the security of this Montained. Borrower does hereby mortgounty of THE SOUTH HALF OF LOT IN JAMES STINSON'S SUBITHE SOUTHWEST QUARTER (RANGE 14, EAST OF THE COUNTY, ILLINOIS.	ontract rate fincluding any adjustnerges; the payment of all other sum forigage; and the performance of the gage, grant and convey to Lender COOK. 32 AND ALL OF LOT 31 DIVISION OF EAST GRAND OF SECTION 25, TOWNST THIRD PRINCIPAL LERU	in BLOCK 13 ND CROSSING IN BLOCK 13 BLOCK 1
th interest thereon at the applicable of the if that rate is variable) and other chare if that rate is variable) and other chare it to protect the security of this Montained. Borrower does hereby mortgiounty of THE SOUTH HALF OF LOT IN JAMES STINSON'S SUBMER OF THE SOUTHWEST QUARTER OF THE COUNTY, ILLINOIS. TAX PARCEL #20-25-312-1	contract ray fincluding any adjustnerges; the payment of all other sum for lagge; and the performance of the lage, grant and convey to Lender COOK. 32 AND ALL OF LOT 31 DIVISION OF EAST GRAND OF SECTION 25, TOWNS: THIRD PRINCIPAL MERU 013	nents to the amount of payment or the contract s, with interest thereon, advanced in accordance ne covenants and agreements of Borrower herein the following described property located in the State of Illinois: IN BLOCK 13 ND CROSSING IN GIP 38 NORTH RECORDING DIAN: 13333 TRAN 7837 05/24/90 15: 17680 COUNTY RECORDER 3053033 TRW REAL ESTATE 10AN SERVICES SUITE #1015 100 N. LaSALLE CHICLEO, IL 60602 CHICAGO
with interest thereon at the applicable of ate if that rate is variable) and other charter if that rate is variable) and other charter with to protect the security of this Montained. Borrower does hereby mortgiounty of THE SOUTH HALF OF LOT IN JAMES STINSON'S SUBITHE SOUTHWEST QUARTER (RANGE 14, EAST OF THE COUNTY, ILLINOIS. TAX PARCEL #20-25-312-1	ontract ray fincluding any adjustnerges; the payment of all other sum for lagge; and the performance of the lage, grant and convey to Lender COOK 32 AND ALL OF LOT 31 DIVISION OF EAST GRAND OF SECTION 25, TOWNS: THIRD PRINCIPAL HERU 013	nents to the amount of payment or the contract s, with interest thereon, advanced in accordance ne covenants and agreements of Borrower herein the following described property located in the State of Illinois: IN BLOCK 13 ND CROSSING IN GIP 38 NORTH BECORDING DIAN: 13333 TRAN 7837 05/24/90 15: 17680 \$ C = -90-243 COOK COUNTY RECORDER 320333 TRW REAL ESTATE 10AN SERVICES SUITE #1015 100 N. LaSALLE CHICLEO, IL 60602

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.

15.Mail

applicable law, shall too red wai erecting the perecting any night or remed) hereunder, or otherwise afforded by amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's the required to summence proceedings against such successor or refuse to extend time for payment or otherwise modify operate to release, in any manner, the liability of the unginal Borrower and Borrower's successors in interest. Lender shall of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not

10. Borrower Not Released: Forbearance By Leader Not a Waiser. Extension of the time for payment or modification

which has priority over this Mortgage and shall be paid to Lender, subject to the terms of any mertgage, deed of trust or other security agreement with a lien

condemnation or other taking of the Property, or part thereof, or for conveyance in heu of condemnation, are hereby assigned 9. Condemnstion. The proceeds of any award or claim for damages, direct or consequential, in connection with any

that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's

8. Inspection, Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided this paragraph ? shall require Lender to incur any expense or take any action hereunder.

such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment.

fees, and take such action as is necessary to protect Lender's interest increst thereon, at the contract rate, shall become

Lender option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys

or if any action or pre-seeding is commenced which materially affects Lender's injected in the Property, then Lender, at Protection of Lender's Security. If Borrower fails to perform the coverants and sgreements continued in this Mortgage.

planned unit development, and constituent documents. to governing the condominium or planned unit development, the by-laws and regulations of the condominium or shall comply with the provisions of any lease if this Mongage is on a leasehold. If this Mongage 5.0, a unit in a condominium or a planned unit development. Borrower shall perform all of borrower's obligations under the declaration of coverants

keep the Property in good repair and shall not commit waste or permit impairment or deterorismon of the Property and ecured by the Morigage of Property: Leaseholds: Condoninimes: Pleased Usk Developments. Borrower shall be Preservation and Maintenance of Property: Leaseholds: Condoninimes: Preservation and Maintenance of Property:

to collect and apply the insurance proceeds at Lender's opinon either to restoration or dipart of the Property or to the sums is mailed by Lender to Borrow er that the insurance carrier offers to settle a claim for insurance benefits. Lender is authorized

It the Property is abandoned by Borrower, or if Borrower fails to respond to lender within 30 days from the date notice

of loss it not made promptly by Borrower

In the event of loss, Bortower shall give prompt notice to the insultance carrier and Lender, Lender may make proof

agreement with a ben which has provide over this Mortgage. that such approval shall not be unreasonably widtheld. All insurance process and remewals thereof shall be in a form acceptable to Lender. Lender shall have to Lender shall have

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender: provided, 5. Hazard Insurance. Borrower shall keep the improvence as now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "exicody" coverage", and such other hazards as Lender may require.

Or ground rents, if any.

coverants to make payments when due. Borrower shail pay or cause to be paid all taxes, assessments and other charges, fines and its month in the Mortgage, and leastfold payments and impositions attributable to the Property which are an apriority over this Mortgage, and leastfold payments any mortgage, deed of trust or other we will, agreen entwith a tien which has priority over this Mortgage, including Borrower's 4. Prior Mortgages and Deed of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under

and then to the principal.

the applied by Lender first in payment of Lenduria rayable to Lender by Borrower under paragraph 2 hereof, then to interest. 3. Application of Payments. All paym mis received by Lender under the Noile and paragraphs I and 2 hereof shall

apply, no later than immediately prime of the sale of the Property or its acquisition by Lender, any Funds held by Lender, as at the time of application as a credit a server the sums secured by this Mortgage.

Lyon payment in full of all the eccured by this Mongage. Lender shall promy" refund to Borrower any funds held by Lender paragraph is bestern it sold or the Property is otherwise acquired by Lender, Lender shall shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held takes, assessments, inclusing premiums and ground tents as they fall due, such excess shall be, at Borrower's option, either the due dates of teac, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said

on the Funds tender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds are pledged as additional security for the sums secured by this Mortgage for the sums secured by this Mortgage. It the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the amount of the funds held by Lender, together with the future monthly installments of Funds payable prior to or applicable law requires such interest to be paid. Lender shall not be required to pay Borrower any interest or earnings time of execution of this Morgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the to pay said taxes, assessments, maurance premiums and ground rents. Lender many not charge for so holding and applying of the Funds, analyzing said account or verifying and compliming said assessments and bills, unless Lender pays Borrower interest the Funds, analyzing said account or verifying and compliming said assessments and bills, unless Lender pays Borrower interest. or guaranteed by a Federal or state agency uncluding Lender of Lender is such an institution). Lender shall apply the Funds 🔾

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower if any, all as reasonable commuted mittally and from time to time by Lender on the basis of assessments and bills and reasonable of yearly premium installments for hazard insurance, plus one twelfth of yearly premium installments for mortgage insurance.

assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth "Funds") equal to one (welfth of the veath) taxes and assessments uncluding condominium and planned unit development the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum therein 2. Funds for Jazes and Insurance. Subject to applicable law or waiver by Lender. Borrower shall pay to Lender on

the hote. Bottowers shall promptly pay when due all amounts reduited by the Note

due on a variable rate loan. The contract rate of interest and payment amounts may be subject to change as provided in 1. Payment of Principal and Interest at Variable Rates. This mortgage accures all payments of principal and interest LAIFORM COVENANTS Borrower and Lender covenant and agree as follows:

UNOFFICIAL COPY

AL AND STATE OF THE STATE OF TH

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 of the Note or under this Mortgage, and (c) agrees that I ender 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, ta) 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 the 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. Borrover's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time

of execution in a ter recordation 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 becaute 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 Projecty. If Borrower sells or transfers all or any part of the Property or an interest therein, excluding tar the creation of a lien or calcumbrance subordinate to this Mortgage, (b) a transfer by devise, descent, or by operation of law upon the death of a join cenant, (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, tera transfer to a relative resulting from the death of a Borrower, (f) a true fer where the spouse or children of the Borrower become an owner of the property, (g) a transfer resulting from a decree of discolution 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 interest to struct 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 or any other transfer or cisr osition 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 said or transfer, a ender may declare all of the sums secured by this Mortgage to be immediately due and payable. If Lender exercises such cotion 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 17 hereof

NON UNIFORM COVENANTS, Borrower and Lender further covenant and agree as follows:

17. Acceleration; Remedies. Except as provided in paragraph % hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to ply 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 10 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 judical 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, at I ender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may 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 Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays the nder 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 metured 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

had aveaured

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.

UNOFFICIAL COPY

Op.	
O _F C	
Morary Public	dva noissumbody (1)
OP YAM TO LED CUSS AIRT LES CACARRO bas brest of	(a isbau navič)
this day in person, and acknowledged thatShe subscribed to the foregoing instrument,	n uwouy (jjeuchiad
DEBRALL SEALS BOSTOWET BLATTOWET BLATTOWET BLATTOWET BLATTOWET	
WHEREOF, Borrower has executed this Worlgage	I SSENTEM NI

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 at Homestead, Borrower hereby waives all right of homestead exemption in the Property under state or England 1811.

wal latabo?