91178558

State of Illinois

MORTGAGE

[FHA Case No. 131:6296790-703]

THIS MORTGAGE ("Security Instrument") is made on April 12, 1991. The Mortgagor is Kenneth Wadlington, A Bachelor, whose address is 8116 S. Artesian, Chicago, Illinois 60652, ("Borrower"). This Security Instrument is given to Franklin Home Funding Corporation, which is organized and existing under the laws of Illinois, and whose address is 15347 South Cicero, Oak Forest, Illinois 60452 ("Lender"). Borrower owes Lender the principal sum of Seventy-Eight Thousand Nine Hundred Fifty and 00/100'S *** Dollars (U.S. \$ 78,950.00). This debt is evidenced by Borrower's note dated the same date at this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on May 1st, 2021. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications: (b) the payment of all other sums, with interest, advanced under paragraph 6 to protect the security of this Security Instrument; and (c) the performance of Borrowor's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in Cook County, Illinois:

LOT 6 IN BLOCK 2 IN HINKAMP AND COMPANY'S WESTERN AVENUE SUBDIVISION, BEING A RESUFCIVISION OF LOTS 1 TO 24 IN BLOCK 1, LOTS 1 TO 24 IN BLOCK 2, LOTS 1, 2, 10 10 20 IN BLOCK 3, LOTS 1 TO 10 IN BLOCK 4, LOTS 1 TO 10 INCLUSIVE IN BLOCK 5 IN HAZELWOOD AND WRIGHT'S SUBDIVISION OF THE SOUTH OF ERID.

OCOLONIA

CONTRACTOR

CONTRACTOR 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEPT-01 PECORDING TRAN 9641 04/18/91 11:10:00 ×-91-178558 COOK COUNTY RECORDER

19-36-222-026

which has the address of 8116 S. Artesian, Chicago, Illinois 60652.

("Property Address")

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all 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." Same

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

1. Payment of Principal, Interest and Late Charge. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. Monthly Payments of Taxes, Insurance and Other Charges. Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, an installment of any (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required by paragraph 4.

Page 1 of 4

91178558

State of Hispois

MORTGAGE

IFHA Casa No. 131:6296790-7031

1982 MONTOARC (Israelia to the time of the second of the Monto of the Monto of the Marking in April 1988) And the Marking in April 1988 And Andread April 1988 And Andread April 1988 Andread Andread April 1988 Andread April 1988 Andread April 1988 Andread Bachelor, whose address is \$116 S. Arjesian, Cincego, Binois \$0552 (Squeeke's this security instrument is guell lo-Franklin Home Fording Cerporation, there a eigened and epoling under un bred in Mindis, and whose advalue teams there cover there are the second through and a second the area of the the area of the area of the second th Seventy-Eight Thousand idea involved into 201700% *** Dollars (U.S. & 78,860.00); wa debile bilandalist by Barmania male dated me come acte at the Europe property seed a modification to fraintly payments, with The that deeth went published before the end projected on they tell 2021. The Secondy instrument secures to Lander (a) the information the deet electrons by the Moon, with when set, are all particular and modificallegal (c) and payment at all action makes apparent article encount with executed in present or this Security techniquent, and (c.) this parlemence in Borrowicks covandnts and agreements acres and Secretary instrument and the Notes. For this purpose, Borr, or slose notety moregage from una courage to bender the tatement their bens because existed in Cours County, Illinoids:

LOT 6 th block fin hercamp and comparts western **averue sughvision**. BEING A RESERVINGION OF LOTS 1 TO 28 REVILOR 1, LOTS 1 TO 24 N GLOCK 2, LOTS TO 25 (C TO 20 TH SLOCK S, LOTS TO 10 16 SLOCK 4, LOTS TTO 10 MICHIES TO 25 THE SOUTH HE OF THE MORTHERST THE OF SECTION 26. TOWNSHIP 28 NORTH, MANGE 13 LEAST OF THE THIRD PRINCIPAL MERADIAN, IN COOK COUNTY, ILLINOIS

this tree Wedesti - The Co **生 12**766

WANTED TO THE WORLD

July Olika Kar

non has the at he se of 8116 S. Artesian, Chicago, litingia 60862. ("Proposity Gregory")

and administration of the control of

TOGETHER WITH at the improvements now to heroster encore on the property, and at expensive, rights, appointmentinged, rights, resides, mineral of end gos ments and provide, water rights and stock and in Status, now or hardely a part of the property. All placements and additions should also be covered by but securely and another the in the Sending " enegati" our en innovelie

BOPTOMEN CONCINAL TO mak the color to be sold of the design and has and has the dolly the morning and the conversation of the and conserved the property and that the Pieperty to unsurable and accept the end and an end of the property and the pieces of the pie Spiring personally that the Requests, against an exercis cold demonstrate acquire to are consuminating allogatoris.

To Payment of Principal, interest and Lete Diarge. Someon only the project of project of project of and blanks on the state supplies and the state with and companies and allowers and the state of t

& Monthly Payments of Taxes, insurance and Other Chargen. Eurower and include he each monthly pairment together with the pencies, and riseed as but force to the tone and any set energes, an attachment of any (a) towar and descent businesseems sychology to business against the Elegany, by cases of parishes or graind routs on the Happerty, and to) priming for insurance required by paragraph 4.

a to the second

Secretive secre

Each monthly installment for items (a), (b), and (c) shall equal one-twelling of the animal amounts, as reasonably estimated by Lender, plus an amount sufficient to maintain an additional balance of not more than one-sixth of the estimated amounts. The full annual amount for each item shall be accumulated by Lender within a period ending one month before an item would become delinquent. Lender shall hold the amounts collected in trust to pay items (a), (b), and (c) before they become delinquent.

If at any time the total of the payments held by Lender for items (a), (b), and (c), together with the future monthly payments for such items payable to Lender prior to the clue dates of such items, exceeds by more than one-sixth the estimated amount of payments required to pay such items when due, and if payments on the Note are current, the Lender shall either refund the excess over one-sixth of the estimated payments or credit the excess over one-sixth of the estimated payments to subsequent payments by Borrower, at the option of Borrower. If the total of the payments made by Borrower for item (a), (b), or (c) is insufficient to pay the item when due, then Borrower shall pay to Lender any amount necessary to make the deficiency on or before the date the item becomes due.

As used in this Security Instrument, "Secretary" means the Secretary of Housing and Urban Development or his or her designee. Most Security Instruments insured by the Secretary are insured under programs which require advance payment of the entire mortgage insurance premium. If this Security Instrument is or was insured under a program which did not require advance payment of the entire mortgage insurance premium, then each monthly payment shall also include either: (i) an installment of the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary. Each monthly installment of the mortgage insurance premium shall be in an amount sufficient to accumulate the full annual mortgage insurance premium with Lender one month prior to the date the full annual mortgage insurance premium is due to the Secretary, or if this Security Instrument is held by the Secretary, each monthly charge shall be in an amount equal to one-ty-eth of one-half percent of the outstanding principal balance due on the Note.

If Borrower tendure 1. Lender the full payment of all sums secured by this Security Instrument, Borrower's account shall be credited with the balance remaining for all installments for items (a), (b), and (c) and any mortgage insurance premium installment that Lender has not become ibligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b), and (c).

3. Application of Payments. All payments under paragraphs 1 and 2 shall be applied by Lender as follows:

First, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium. Maless Borrower paid the entire mortgage insurance premium when this Security Instrument was signed;

Second, to any taxes, special assessments, eer et old payments or ground rents, and fire, flood and other hazard insurance premiums, as required:

Third, to interest due under the Note:

Fourth, to amortization of the principal of the Note;

Fifth, to late charges due under the Note.

4. Fire, Flood and Other Hazard Insuranc(.) Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, co. calties, and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a long acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by nual. I ender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by Lender, at its option, either (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order in Paragraph 3, and then to prepayment of principal, or (b) to the restriction or repair of the damaged property. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments which are referred to in Paragraph 2, or change the amount of such payments. Any excess insurance proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the ontitle basis of the principal thereto.

In the event of foreclosure of this Security instrument or other transfer of title to the Property 1' of extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser.

5.Preservation and Maintenance of the Property, Leaseholds. Borrower shall not commit waste or destroy, damage or substantially change the Property of allow the Property to deteriorate, reasonable wear and true excepted. Lender may inspect the property if the property is vacant or abandoned or the loan is in default. Lender may take reasonable action to protect and preserve such vacant or abandoned property. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease. If the Borrower acquires fee title to the Property, the leasehold and fee title shall not on merged unless Lender agrees to the merger in writing.

6. Charges to Borrower and Protection of Lender's Rights in the Property. Borrower shall pay all governmental or municipal charges, fines and impositions that are not included in Paragraph 2. Borrower shall pay these obligations on time directly to the entity which is owed the payment. It failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower shall promotly furnish to Lender receipts evidencing these payments.

If Borrower falls to make these payments or the payments required by Paragraph 2, or falls to perform any other covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of laxes, hazard insurance and other items mentioned in Paragraph 2.

Any amounts disbursed by Lender under this Paragraph shall become an additional debt of Borrower and be secured by this Security Instrument. These amounts shall bear interest from the date of disbursement, at the Note rate, and at the option of Lender, shall be immediately due and payable.

7. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security instrument. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order provided in Paragraph 3, and then to prepayment of principal.

na betaultze vlaenceen 20 of the most of topoderon stateon deals. bender pass as abbent or residence as admitted the consens of the columnest process to the columnest products. The bill omabod bligav, mail na exclosi finom one griven tischer a rente selver; id bereignesse en kana mai dona sin imoma latina definitions translated that the braid for a construction of the second of the second that because second definitions and the second sec

We are those to be a size were made on the second of the area of the area with the future manufaction and the to audifulams beyoble to correspond to the due deces in from nord, exceeds by nord then are tall the detiripling inficial of may make tagging the continuence of the section of the contract of the top of the contract the Lander about allow selfund the contract yd <mark>amamyka miniferialus, of alleemyka berkeelse o</mark>de fo elektron rece accese ett begin en amerikan beleetik**e e**st ki didasteel **erk** Corrower, at the between at Halicover. It that retail at the properties over by Mann (a), (b), (b), (c) (c) to hautisent to pay the in when the then Ecrosist that he is in Leader thy control his seasons to make he delicated on or before the item - GALLS - AMETIC - DAY OF

"Addison by this Security his manner "Secretary" was a me secretary of Housing and Utban Decarations of his or her designed. <mark>Maji Tepuniy Toniy</mark>inenis Tissousi by ina Gazmayy am amara uhisir proglame which naquin adviensa iseymeni tid ele <mark>british mislipage</mark> office manying society, in the control of the contr **bijegirom jedinek** wit he monitorest na (i) "walke utukire oant tinte televeren etanea tuek vant einkenen utukiria inju**ntum kelini distributes premera to tall peid by Lighter at the Secretific, in the situacity charge example a reacturgy, insulance premium if the** Sounds instituted by the Secretary. But to be in the property increases at the mengage securities provided in an animal security in the securi Supplements of accumulate the structure energings are event to the try one month print to the first full adjoins managing and his make branciers deal to the become, or the secure hardeness is bed to the become, where the form the because the because the beautiful and the branch that the beautiful and the beautiful an simpling sequest for bowlessain of does got overcont of the outreasting prepayal autorica due on the Notes.

The Security instance in a larger in the larger of all secures secures of this Security instrument. Contents the State has the State has indicated the backing of the beautiful for a constant (a) (b) and our madicage activities on the constant in transfer and the backing the backing for the backing heider had not become ophined to par to the Secretary, and corace ends growerly count unly excess hinds to differ the difference demonstrate program to a social such that the party in its acquirition by Landon, Borro wer's account on the condition with any bidishing awayshing for all hemographic for the contact of the fall and (c).

2. Application of Pryments. At beneau considerances sad a tool be appled in "will alternate

to be the manager promount of the color by the continue of the manufacture of the manager by the favorance of the color of the reporting medicine insurance premium unless derivered and the entry economic projection when the Becardy Institution. Berrier Lane

Section to any tapes, special associations, versions, or province or ground tours, and lies, and other association premiums, ANDUING PO

theid, to miners this under ine Notice.

down to amorthation of the principal of me vices:

to the to the charges don under the Note:

4 Fire, Flood and Other Minzerd Insurance, Bergons styl voluments at the Copiery, whether new individed in subscinicional and invested consistent consistent, and produce handling the line things therefore He gruent dan keris towarrog continent about helt session of nsilemina. This transactor and be included a tree area on each action indroupledity on the fragery, whether can be excuence as extractively assisted by fradity to the exempted by the Parenting and Insurance upon to a comment with appropriate approved to cerear. The anumore policies and any amarkal anal be held by benedict with the bedie configuration courses a boor of the first and accordance to Conduct

to the secut of loss, Robons onell give Leader secret, a course made, Lightney reaks pract of loss, If not made prompty by Bismonan Each manage concerned is to me authorized and directed to make payment to auth to a from leader, inclient in the Berndine and to Lander fronthy. All or any part or the incurance proceeds may have an any London, at an incurance to the Berndine in the recurrence of the second of the secon with set in the either in Paultage at one then to a improved of arrights of an institution of again at the assemble property ers desired experience with non-sulf to uses pure and another, no there are the confidence of the conf whereas is to present the first of the first of the first personal services being not proceed and anoth required to pay odanasti tialiino Vlagai kiimo oni vii bosi od liedo namineem piesoosi edit ir on vii edit sebro ekoposidatiio gironastiina liii

other manustrate or other transfer of the in the Property that extinguishme, the individuals and a play to equiposperial to trappe out this

the ignication and missest in and is resource polonic in was that parent is ma parentser.

5.Propervation and West Same of the Property, Lousanaids. Sociemes that and commit waste or dosnoy. dimiligation substantially only not brought at allow the Property to distance the real concells were and tear packeted. Lander may spect the property if it, a sering to vecent in meadoned a treatment and when reasonable delign to promot med insured buch view the considerant property. It is security menument a on a securious, thousand appearing with this Devisions of the seed. If the flow own conners the tast to the Property, the baseded and for this about not own marged unless places agrees to my in special to willing

Starpes to Earlawar and Protection of Lender's Rights to the Property. Bollows shall pay all all comments of micropal charges, the contracts that are not included in Pennicular 2. Burrower shall pay these obligations 🐚 three threath to the setty which is awed the payment, is held to any constanting affect tenders interest to the Proporty. illight Labber's request Beingman and electric ing up to be due outget eddersing them payments.

W. Winipadie tight to cioke trease payments or the Essentian angus et by Continue tight to cioke trease payment and commission de side Security in the contract of their is a agul tour count from may equipment of the states in the states in the Physics cause as a proceeding of Sankappley, for conductionance or to expect tens, or regulations, then tender may do build pay respect to because to provide the value of the Property and Lander's slights in the Property, including payment of taxies, hazard in which and other willing agentioned in Faragraph &

Any amounts electroned by London under this Paragraph shall becaping an additional subtraction and by his mounted by this Security instrument. These areases stien boar request here use outs at circument, at the facto rate, and at the popular of Langler, solution innestantly due and navater.

T. Conservation. The accessor of any exact of the ter themselve deact of consequential, in connection with sing condensation or other latting or any part of too Perperty, or for commence or place of condensation, are trendry assigned and already Del or Lendon to the season of his full amount of the suspingeness that contains engand under the Picty and this Security in the state shall be the state of the control of the behave and the state and the Sounds have been stated in the state and the to law designates appoint applied in the entire provided to harden it was they in prepayment of practical Any application of the proceeds to the plintipal half not extend to postpose the delegable the monthly payments, which are referred to in Paragraph 2, or change the amount of such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

8. Fees. Lender may collect fees and charges authorized by the Secretary.

9. Grounds for Acceleration of Debt.

- (a) Default. Lender may, except as limited by regulations issued by the Secretary in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:
 - (i) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or
 - (ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security
- (b) Sale without Credit Approval. Lender shall, if permitted by applicable law and with the prior approval of the Secretary, require immediate payment in full of all the sums secured by this Security Instrument if:
 - (i) All or part of the Property is otherwise transferred (other than by devise or descent) by the Borrower, and
 - (ii) The Property is not occupied by the purchaser or grantee as his or her primary or secondary residence, or the purchaser or grantee does so occupy the Property but his or her credit has not been approved in accordance with the requirements of the Secretary.
- (c) No Waiver. If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events.
- (d) Regula'...ns of HUD Secretary. In many circumstances regulations issued by the Secretary will limit Lender's rights in the case of payment defaults to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.
- 10. Reinstateme it. Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an an ount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To advisate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account current including. To the extent that are obligations of Borrower under this Security Instrument, foreclosure coats and reasonable and customary attorneys fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender has not required immediate payment in full. However, Lender is not required to permit reinstatement if:(i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrumer it.
- 11. Borrower Not Released; Forbea and by Lender Not a Waiver. Extension of the time of payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Forrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by rear on of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.
- 12. Successors and Assigns Bound; Joint and Several Liability; Co-Signers. The covenant and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 9.b. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a)is co-signing this Security instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument. (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the term of this Security Instrument or the Note without that Borrower's consent.
- 13. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by malling it by first class mail unless applicable law requires use of another method. The notice shall be given by first class mail unless applicable law requires use of another method. The notice shall be given by first class mail to Lender's address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.
- 14. Governing Law; Severability. This Security instrument shall be governed by Fede at kiw and the law of the jurisdiction in which the Property is located. In the event that any provisions or clause of this Security instrument or the Note conflicts with applicable law, such conflict shall not effect other provisions of this Security instrument or the Note which can be given effect without the conflicting provisions of this Security Instrument or the Note which can be given effect without the provisions of this Security Instrument and the Note are declared to be severable.
 - 15. Borrower's Copy. Borrower shall be given one conformed copy of this Security Instrument.
- 16. Assignment of Rents. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (b)Lender shall be entitled to collect and receive all of the rents of the Property; and (c)each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph 16.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

Any hapidation of the percental to the percent of the control of body and due control the monthly psymbols, which are retorned to make the model of percent the model of percent to an encount ordered to percent but and the control of the country but the c

Towar Lordon way coded boos and conseque authorized by the Recisiony.

9. Grounde for Acceleration of Oabs.

(a) Delitit. Landon may evenet as anited by regulations issued by the Sucretary in the cane of payment delaying temptates the control of the state of the control of the co

(i) Borrowie defends by facing to fact or hill any monthly payment midded by this Sucurity instituting project to acade. The doe date or the next monthly payment, or

- 19 Borows defect by teere, tee a corner of every 2014. To porturn any other obstances contended in this Saduilly instrument.
- (B) Sale without Great Approval. Limits stat to accuse by appealing and who me prior approval of the Separate, enquise exercises proved to be at all too serve research to the Security leadings at

(f) All or past of the Frequency is conserved increment (super than by assist or desirent) by the Borrower, and

- (ii) The Eropory of not excurred by the perchaner of granted at his or has primary or expandery mediance, or the proclimest to granted their so do the control of the control of the second of the control of the control of the second of the control of the control
- (8) No Welvert, is audinstanced about that doubt permit tender to require madiate payment in full, but timber does not require book payment. Lagous teach not make the expect to subsequent events.
- (d) Regulations of HID Socretary), in which we can expended be the Superland of the Superland of the Landor's south in the case of parament consider a mandate appropriate the case of parament southerness of the superland consideration of the social southerness of the social social
- 10. Reinstatement, decreations a cyraine to recover a temperate mained minedule. In the folia near alter termined of secure of secures to the secure of temperate seasons to the secure of the secure
- 15. Dorrower Mot Patennott, Forbeer and by Lender Mot of Milvet. Eximision of the dra at payment or modification of the contraction of the contrac
- 12 Siocessors and Assigns Bound; Joint and Severet Liability; Co-Signera: "In coverent and medical content and severet Liability; Co-Signera: "In coverent and prepared to the graphic beauty to investing the paragraph of the coverent and representations of the paragraph of the coverent and representations of the paragraph of the coverent and home the tenders and the coverent to the coverent to the coverent and and another that the tenders in the tenders and the paragraph of the coverent to the tenders that the coverent coverent and coverent and coverent and coverent and coverent and the coverent and the coverent and the coverence of the coverence of the coverence and covered the coverence of the coverence of the coverence covered the covered covered covered covered the covered cov
- 13. Motices. Any north to become proceed to the example meaning to given by deliming it or by mailing it by self-dest med unites account to the process and unites expected to the frequent and unites expected to the frequent of the country and the self-delivers. On the country and the self-delivers because the self-delivers to the country of the coun
- 14. Govorning 1 234 Severnility. This Security instrument which as governed by Fadaut from the law of the legislated of which the best of the Security instrument of the hole control of the hole was applicable to the following the control of the security instrument of the control of the security instrument of the control of the control

15. Borrot (21) & Copy. Reference and be given one confuneral copy of the Secure elements.

14. Assignment of Heris, economic modern as the same of the country of the feminal of the same newly directs each tenant of the same and recommends and newly directs each tenant of the same and recommend to the same of the

If Lender gives notice of present to Bondware lat us count received by Purceive shad by Bondwer at queste for blooding at Lander and receive all and receive and collect and collect and receive and collect and collect and collect and collect and collect and the second of the

Bortower has not executed any prior accomment to the reins and has not and but not prefound any not that would conserve handler mannioned the indirection to become the

Linder star not be required to entry upon, this control of an energem the property became or after going number of received the star and the series of a break and applicable of received and became of upon the star and the series of upon and the series of the entry distance of the series of the s

17. Foreclosure Procedure. If Lender requires immediate payment in full under paragraph 9, Lender may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 17, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

18. Release. 2 Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

19. Waivers of Homestead. Borrower waives all right of homestead exemption in the Property.

Acceleration Clause. Borrower agrees that should this Security Instrument and the note secured thereby not be eligible for insurance under the National Housing Act within sixty (60) days from the date hereof, Lender may, at its option and notwithstanding anything in Paragraph 9, require immediate payment in full or all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to sixty (60) days from the date hereof, declining to insure this Security instrument and the note secured thereby, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the secretary. &

Riders to this Socurity Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and

Condominium Rider [] Adjustable Rate Planned Unit Development Rider Other	e Rider [] Growing Equity Rider [] Graduated Payment Ri
BY SIGNING BELOW, Borrower accepts and agrees to the teleproted by Borrower and recorded with it.	terms contained in this Security Instrument and in any ride
blen Naull	Kenneth Wadlington -Borrower (Seal)
	(Seal)
	Porrower (Seal)
	-Borrowe (Seal)
	-Borrower
TATE OF ILLINOIS, COOK County as:	SO.
s. He willings), a Notary Public in and for said county resonally known to me to be the same person(s) whose name(s) sub-	ty and state, do hereby certify that Kenneth Wadlingto

Given under my hand and seal, this 12th day of April, 1991.

My Commission expires:

This instrument was prepared by:

ICIAL SEAL" n Houlihan ≤ Marsay & at San State of Illinois My Commission Expires 3/25/94

TV. Foresidadite Properties, a tender course for course to make the array party of the missingle this Security between his pushing proceedings, because the course of course of common in apparation that the throughout provided a true colongraph fit hubbided, but not bedded to, accounting alto curve has and cours or the suddents.

In Release, sign commut of all most over such by in a country because the contact and a manage and granity managent wendur andrea to derenden. Someoner shall have seen recommend abene

13. Walvers of Homemead. Bordum was on it for it homested complian in the Property.

Acceleration Clause, isonower spring that are december and the note accured therebyings us significant in segments granding and the party of the word say (19) one of the Sate tower that the first make the comment and more than add not supply the same the same than the same that the same than the same than the same than the same than the sa anything in Rangraph B, continue inches anything in his or as commend by that Security Instrument. A winter subminert of any authorized opinit of the Secretary teams to say the flow the area newest, declining to make this Security distinguish and the name tope which has the chargest concluded beaut of such programmy. Addividualization that company, this egilled that he espectioned by Lancot labers use converted by of virtuance in solarly due to Linder's fallen in mank a morgage interior according to the secretary.

Ridden to this Security Instrument, I one or miss received as executed as faceous and record, to join this Security instrument, the conditions of each of the security of the coresponding and shall and supplement the corepanie and sequence to the smooth remained as a manylest wave in part of this Security main main and a she take bandage

3 gm-7 a7 []	Adjustable Rate Filder	[] Condominium Rider 🔲
tion duated		U Planned Unit Development Filter
		1) Other

BY SIGNING BELOW Borrower account and agrees to the verue contained to be accurate instrument and in any index(6) asserting by Deproved and indeeded with it

(Bea) (Bear of the Ward of the	- P
	d.
	7/19
SewanuS-	
Воломия (948)	
(BeS)	加速机

STATE OF ILLINOIS, COUR County set

a Notary Poblic in mid for more country and states do needby test Kenneth Wedlington; I Lead in sesonally known to me to be the came persons whose name(s) subscribed to the following institution, appeared before me this the same and tot to the second transfer the same transfer to the same and to the same that the same and the same and surprises thoroge six forms.

Notary Public

them under my hand und seed this 120th day of April, 1991.

Ally Commission express

The distriction was prepared by

TICIAL SEAL regulation I III lo oldi?

The sortion of the sortion

qully Rider Payment Rider