MAIL TO: HOUSEHOLD FINANCE CORPORA Tha in O ADMINISTRATIVE SERVICES al Dr. CONTROL OF Park and Shop Elk Grove Villege. IL Address MORTGAGE THE RESERVES NOTE OF STREET IF CHECKED, THIS MORTGAGE SECURES FUTURE ADVANCES 19 92 25th THIS MORTGAGE is made this day of July 19 72
between the Mortsagor, PETER W JENSEN, A SINGLE PERSON AND CLIPKORD P JENSEN AND MARY E
JENSEN, HUSBAND AND WIFE (herein "Borrower"), and the Mortgagee,

HOUSEHOLD BANK F.S.B., a corporation organized and , a corporation organized and existing under the laws of UNITED STATES, whose address is 22 Park and Shop Lane
Elk Grove Village, IL 60007 therein "Lender": The following pursus up to preceded by a checked box is applicable: □ WHEREAS, Bearemer 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 and extensions and renewals thereof therein "Note"), providing for monthly installments of principal and interest at the rate specified in the Note merel "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 . \$600,00 WHEREAS, Borrower is indepted to Lender in the principal sum of \$ thereof as may be advanced pursuant to former's Revolving Loan Agreement dated 7/25/92 extensions and renewals thereof (herein "Note"), providing for payments of principal and interest at the rate specified in TO SECURE to Lender the repayment of the insolvedness, 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 or 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 Horrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of . State of Illinois: LEGAL DESCRIPTION: UNIT 1-3-8-F-1974 TOGETHER WITH ITS UNDIVIDED PURCENTAGE INTEREST IN THE COMMON ELEMENTS IN WILDBERRY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 86226144. AS AMENDED FROM TIME TO TIME IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH RANGE 10, ZAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS 92505834 TAX PARCEL NUMBER: 07-18-300-018-1062 DEPT-01 RELORDING 427.1 TB1111 74/4 3751 07/31/92 13:33:00 45796 ま ターテン・565834 COOK COURT SECORDER

which has the address of 1974 QUAKER HOLLOW LN. STREAMWOOD

(City)

(City)

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

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

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If the Property is absendenced by Berrdower, or if Burtipure Sales to sengence of London 10 days from the date motion is scaled by Lendon to Borrower that the insurance country of the sendence is authorized to collect and apply the insurance proceeds at Lendon's opinion of sendence is authorized to the Mortgage. A supply of the Property or to the sums sendence by this Mortgage.

In the event of loss, Borrower at Lender may make Lender may make proof

agreement with a lien which has priority over th

the right to hold the policies and renewals the wastigue, deed of trust or other security the fact of the A. M. of D. com bushers a shutant tanks bus robers, of to now existing or hereafter erected on the Property insured appropriate, and made refers because the Lender; provided, it by Tannesse subject to approved by Lender; provided, it is form acceptable to Lender. Lender shall have it is form acceptable. bie to Lender. Lender shall have

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A. Print Mentions and Dopp of Trust, Conference and Marketine and Section all of Borrower's obligations under any mortages, deed of trust or other security agree as a will be make payments when due, serrower's coverants to make payments when due, serrower's and other charges, end other charges, and other charges, and inspendions attributable to the Property with a manual assembles and instance and inspendions attributable to the Property with a manual assembles and instance and inspendions attributable to the Property with a manual assembles and instance and inspendions attributable to the Property with a manual assembles and inspendions attributable to the Property with a manual assembles and inspendions attributable to the Property with a manual assembles and inspendions attributable to the Property with a manual assembles and inspendions attributable to the Property with a manual assembles and inspendions attributable to the Property with a manual assembles and inspendions attributable to the Property with a manual assembles and inspendions attributable to the Property with a manual assembles and a manual assembles are a manual assembles and a manual fines and impos and then to the principal,

he applied by Lend Leader under the Note and paragraphs 1 and 2 hereof shall as Leader by Borrower under paragraph 2 hereof, then to interest, at the times of ag

west by this Mortgage. apply, no **leter** ti sold or the Property is otherwise acquired by Lender, Lander shall be Lender. nod nod s. Lender shall promptly refund to Borrower any funds held

to the time deficiency in one or more payments as Lender may require. aal of yaq Hade promptly representational volume to a reference of the a reference representation of the second second representation of the second see premiums and ground rents as they fall due, Borrower they installements of Funds. If the amount of the Funds field in as they fall due, such excess shall be, at Borrower's option, either the due dates of a is ground rents, shall exceed the amount required to pay said

with the future monthly installments of Funds payable prior to a outs 11 TOY THE SUISE (PA)

34 about 31 of change, an annual accounting of the Funds showing credits and debits with Funds at additional accurity abour? of) no the set that Funds shall be paid to Borrower, and unless such agreement is made a females shall not be required to pay Borrower any interest or earnings or applicable in to make such a charge. Borrower and Lender may agree in writing at the tiums and ground rents. Lender may not charge for so holding and applying

sey (including Lender if Lender is such an institution). Lender shall apply the Funds be treed in an institution the deposits or accounts of which are insured

work a prior mortgage or deed of trust if such holder is an institutional lender. the face years have and assessments the roots after the roots in the face in the roots of the face and assessments of the face and proportion and planned unit development remains proporty if any, plus one-twellth of yearly premium installments for mortgage insurance, plus one-twellth of yearly premium installments for mortgage insurance, and interest in the continuous form time to time by Lender on the basis of americants and bills and reasonable the more configured to make such payments of Funds to Lender to the extent that Borrower will not be configured to make such payments of Funds to Lender to the extent that Borrower and a reing montage or deed of trust if such bedder is an institutional lender. JO. where sees of inserest and payment amounts may be subject to change as provided any subject to change as provided any subject to change as provided any subject to applicable law or waives by Lender, Borrower shall pay to Lender on the Mote, and anterest are payable under the Note, until the Note is paid in full, a sum therein

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a call . mach war at ALC: 1 a lagicalifika k Material at Variable Rates, This mortgage secures all payments of principal and interest UNIFORM COVENANTS. Borrower and Lender coverning and agree as follows:

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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 only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

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

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

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

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

of execution or after recordation hereof.

15. Rehabilitation Loss Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or or'es ioan 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 layer against parties who supply labor, materials or services in connection with improvements

made to the Property.

16. Transfer of the Property. I Porrower sells or transfers all or any part of the Property or an interest therein, excluding (a) the creation of a lien or encumbance subordinate to this Mortgage. (b) a transfer by devise, descent, or by operation of law upon the death of a joint tenant, (3) the grant of any leasehold interest of three years or less not containing an option to purchase, (d) the creation of a purchase morely security interest for household appliances, (e) a transfer to a relative resulting from the death of a Borrower, (f) a transfer where the spouse or children of the Borrower become an owner of the property, (g) a transfer resulting from a decree of dissolution of marriage, legal separation agreement, or from an incidental property settlement agreement, by which the spouse of the Porrower becomes an owner of the property, (h) a transfer into an intervivos 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 the Federal Home Loan Bank Board, Borrower shall cause to be submitted information required by Lender to evaluate the transferce as if a new loan were being made to the transferce. 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, Lende, may declare all of the sums secured by this Mortgage to be immediately due and payable. If Lender exercises such option to 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 accordance to the period, Lender may, without further notice or depriod 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 16 hereof, v non 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 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 judicial projecting, 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 Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose the foretage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including our not limited to, reasonable attorneys' fees and costs of documentary evidence, abstracts and title reports.

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

had occurred.

Section 2000 Contraction

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.

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

21. Waiver of Housestead, Borrower hereby waives all right of homestead exemption in the Property under state or