

PREPARED BY:  
ADRIENNE OROFINO  
OAK LAWN, IL 60450

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COOK-COLUMBIAN PUBLISHERS

**RECORD AND RETURN TO:**

1992 SEP 15 PM 1:18

92681453

LASALLE TALMAN BANK FSB  
4740 WEST 95TH STREET  
OAK LAWN, ILLINOIS 604

92681453

**ATTENTION: ADRIENNE OROFINO.**

**Above This Line Your Recording**

317-069-1

# MORTGAGE

THIS MORTGAGE ("Security instrument") is given on **SEPTEMBER 11, 1992**  
**CHRIS D. SINKA**  
AND **LORI SINKA, HUSBAND AND WIFE**

**(\*Borrower\*). This Security Instrument is given to LASALLE TALMAN BANK FSB**

**LASALLE TALMAN BANK FSB**  
**which is organized and existing under the laws of UNITED STATES OF AMERICA and whose address is 4242 NORTH HARLEM**

**NORRIDGE, ILLINOIS 60634** **Calendar**), Borrower owes Lender the principal sum of  
**NINETY NINE THOUSAND** **Dollars (U.S.\$ 99,000.00)**.  
**AND 00/100**

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on OCTOBER 1, 2022. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower'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:

described property located in COOK  
LOT 502 IN GLENWOOD MANOR UNIT NUMBER 8, A SUBDIVISION OF PART OF  
THE NORTH WEST 1/4 OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 14 AND PART  
OF THE SOUTH WEST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 14,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**29-33-302-001-0000**  
**VOL. 219**

**which has the address of** **839 ARQUILLA DRIVE, GLENWOOD** **Street, City**  
Illinois 60425 **(\*Property Address\*)**

**ILLINOIS-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT** Form 3010-1000

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Form 301a  
Date 1980

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Form 301a  
Date 1980

TOGETHER WITH all the improvements now or hereafter erected on the property, and all fixtures, appurtenances, land and equipment 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".  
**BORROWER COVENANTS** that Borrower is lawfully seized of the above property, and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower will defend generally the title to the Property against all claims and demands, subject to any encumbrance of record.  
**THE SECURITY INSTRUMENT** constitutes a uniform covenant for all non-occupant covenants which limit the variations by jurisdiction to constitute a uniform covenant for all non-occupant covenants which limit the variations by jurisdiction to cover all the property in the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attach prior to the Note, and (b) yearly flood insurance premiums, if any; (c) yearly hazard or ground rents on the Property, if any; (d) yearly hazard or property insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Borrower Items". Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount, if any, (e) yearly mortgage insurance premiums, if any; and (f) any sums payable to Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Borrower Items".  
2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attach prior to the Note, and (b) yearly flood insurance premiums, if any; (c) yearly hazard or ground rents on the Property, if any; (d) yearly hazard or property insurance premiums, if any; (e) yearly hazard or ground rents on the Property, if any; (f) yearly flood insurance premiums, if any; and (g) any sums payable to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Borrower Items".  
1. Payment of Premiums and Interest; Preparation and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by this Note and any preparation and late charges due under the Note.

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

THIS SECURITY INSTRUMENT constitutes a uniform security instrument for all non-occupant covenants which limit the variations by jurisdiction to constitute a uniform covenant for all non-occupant covenants which limit the variations by jurisdiction to cover all the property in the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attach prior to the Note, and (b) yearly flood insurance premiums, if any; (c) yearly hazard or ground rents on the Property, if any; (d) yearly hazard or property insurance premiums, if any; (e) yearly hazard or ground rents on the Property, if any; (f) yearly flood insurance premiums, if any; and (g) any sums payable to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Borrower Items".  
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TOGETHER WITH all the improvements now or hereafter erected on the property, and all fixtures, appurtenances, land and equipment 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".  
**BORROWER COVENANTS** that Borrower is lawfully seized of the above property, and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower will defend generally the title to the Property against all claims and demands, subject to any encumbrance of record.  
**THE SECURITY INSTRUMENT** constitutes a uniform covenant for all non-occupant covenants which limit the variations by jurisdiction to cover all the property in the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attach prior to the Note, and (b) yearly flood insurance premiums, if any; (c) yearly hazard or ground rents on the Property, if any; (d) yearly hazard or property insurance premiums, if any; (e) yearly hazard or ground rents on the Property, if any; (f) yearly flood insurance premiums, if any; and (g) any sums payable to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Borrower Items".  
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5. Hazard or Property Insurance. Borrower shall keep the improvements upon existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insured proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insured proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of his rights secured by this Security Instrument immediately prior to the acquisition.

**6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leasehold.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 12, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquired fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

**7. Protection of Lender's Rights in the Property.** If Borrower fails to perform the 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, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Nolo rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

**8. Mortgage Insurance.** If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premium required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve

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12. Successors and Assigns Bound; Joint and Several Liability; Co-signer. The co-signers and assignees of this Security instrument shall bind and be liable to the successors and assigns of Lender and Borrower, subject to the provisions of Paragraph 17, Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this instrument but does not execute the Note: (a) is co-signing this Security instrument; (b) is not personally obligated to pay the notes executed by a Borrower; a minor or a person not of sound mind; (c) agrees that Lender and any other Borrower may agree to extend, modify, forgive or terminate the Note without his/her consent.

13. Loan Charge. If the loan accrued by this Security instrument is subject to a rate which bears maximum loan charge, and this law is finally interpreted so that the interest or other loan charges collected on it to be collected in connection with the loan accrued the permitted limit, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sum already collected from Borrower which exceeds the amount necessary to make the loan charge to the permitted limit, will be returned to the Borrower.

14. Notices. Any notice to Borrower provided for in this Security instrument shall be given by mailing it by first class mail unless application otherwise made. The notice shall be given by delivery during business hours at the address specified in Paragraph 15, or any other address by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security instrument shall be deemed to have been given when given to Lender or Borrower or to the party having a direct interest in the instrument or to any other addressee by notice to Borrower. Any notice to Lender shall be given by first class mail to Lender's address in which the Propertry is located. In the event that any provision of this Security instrument or the Note which can be construed as conflicting with applicable law, such conflict shall not affect other provisions of this Security instrument or the Note which can be construed as effective without the conflict.

15. Governing Law; Severability. This Security instrument shall be governed by federal law and the law of the jurisdiction in which the Propertry is located. In the event that any provision of this Security instrument or the Note which can be construed as conflicting with applicable law, such conflict shall not affect other provisions of this Security instrument or the Note which can be construed as effective without the conflict.

16. Borrower's Copy. Borrower shall be given one copy of this Note and of this Security instrument.

In the event of a total taking of the Property, the proceeds shall be applied to the sum secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sum secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sum secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sum secured by the reduced amount of the proceeds divided by (b) the fair market value of the Property immediately before the taking, divided by (c) the fair market value of the sum secured by this Security Instrument before the taking.

If the Property is abandoned or if, after notice by Lender to Borrower that the condominium offer to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect the proceeds, at its option, either to reversion or collection of copy of the Property or to the sum secured by this Security Interest entitling Lender to payment of such amount.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 of change in amount of such payment.

11. Borrower Not Released; Forfeiture By Lender Not a Waiver. Extension of the time for payment of principal or modification of the terms of the original or any subsequent note by Lender to any successor in interest of Borrower shall not operate to release the liability of the original or any successor in interest of Borrower in full nor be a waiver of or preclude the commencement proceedings against any instrument of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right of remedy shall not be a waiver of or preclude the commencement of the sum secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest.

payments may no longer be required, at the option of Lender, if mortgagee insurance coverage (in the amount and for the period provided by an insurer approved by Lender) becomes available and is obtained, Borrower shall pay the premium required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

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

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

**18. Borrower's Right to Reinstate.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17. CJ

**19. Sale of Note; Change of Loan Servicer.** The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

**20. Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

**NON-UNIFORM COVENANTS.** Borrower and Lender further covenant and agree as follows:

**21. Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, 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 non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and 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 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

**22. Release.** 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.

**23. Waiver of Homestead.** Borrower waives all right of homestead exemption in the Property. DPP-1993 Form 3030-1/9/2001

