## **UNOFFICIAL, COPY**

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6. Property ation and Montingance of Property: Loss cholds: Condominiums; Vianaed Unit Developments. Borrover shall keep the Property in great repoir and shall not commit sense on premit impairment or deterioration of the Property and shall cromply with the provisions of any heavil this blort may be in accompate. If this Mentgege is on a with in a condensition of a planned unit development, Bernewer shall perform all of Bornawer's obligations under the declaration or consumits creating or governing the condocatrious of planta or development, the hydrony and orgulations of the coast avalation or planned unit development, and constituent decorronned

7. Protection of Corder's Security. If Barroner fails to perform tig. sevenate and agreements contained in this Mortgage, or if any words or proxeding is commenced which mare lefty affected leader's interest in the Property, then Lander, at Lander's option upon matic to Borrower, may analy appearances, disturce such same, including accountite attended from and take outh sorion is necessary or protect frequesia jurcicounts

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provided that fooder shall give Burrower notice prior to any such inspection-specifying resources arrass therefor related to Lender's interest in the Property.

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

Borrower covenants that Borrower is lawfully 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.

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

1. Payment of Principal and Interest at Variable Rates. This mortgage secures all payments of principal and interest due on a variable rate loan. The contract rate of interest and payment amounts may be subject to change as

provided in the Note. Borrowers shall promptly pay when due all amounts required by the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or waiver by Lender, Borrower shall pay to Lender on 2. Funds for Taxes and Insurance, Subject to applicable law or waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if suct holder is an institutional lender.

deed of trust if such holder is an institutional lender.

If Borrower pays duids to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed or, a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pry suid taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the rounds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing ruthe time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agree mant is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds sho ving predits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and g ound rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited. Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to on taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount, coessary to make up the deficiency in one or more payments as

Upon payment in full of all sums secured by this Mortg ge, Lender shall promptly refund to Borrower any funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds

held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. Application of Payments. All payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to

interest, and then to the principal.

4. Prior Mortgages and Deed of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this

Mortgage, and leasehold payments or ground rents, if any.

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The insurance carrier providing the insurance shall be chosen by the Borrower abject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and recewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender, Lender shall have the right to hold the policies and renewals thereof, subject to the cons of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

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.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 cars from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortage.

 Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including

reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the contract rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may take or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related

to Lender's interest in the Property.

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9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

10. Borrower Not Released; Porbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortizate to the secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in inferential feeders shall not to be required to commence proceedings against such successor or refuse to extend time for interesti Lenderighall, not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Montgage by reason of any domand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or

nerounder, or otherwise afforded by applicable law, shall not be a watver of the precided the exercise of any such light of remedy.

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's hereunder may agree to extend, modify forbear, or make any other accommodations with regard to the terms of this Mortgage as that Borrower's interest in the Property.

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 and homogeneous about the Borrower or modifying 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. It the Property Address or at such other address as Borrower may designate by notice to Lender say 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; Seve a' lility. 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 Pederal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflicts shall not affect other provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs," "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

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

15. Rehabilitation Loan Agreement. Bo. to wir shall fulfill all of Borrower's obligations under any home rehabilitation improvement, repair, or other loan agreement which Borrower enters into with 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 rave against parties who supply labor, materials or services in

connection with improvements made to the Property.

16. Transfer of the Property. If Borrower sells or traisfers all or any part of the Property or an interest therein, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) a transfer by devise, descent, or by operation of law upon the death of a joint tenant, (c) the grant of any leasehold interest of three years or less not containing an option to purchase, (d) the creation of a purchase more, 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 Borrower becomes an owner of the property, (h) a transfer into an inter vivos trust in which the Borrower is and remains a beneficiary and, which does not relate to a transfer of, rights of occupancy in the property, or (i) any other transfer or disposition described in regulations prescribed by the Prederal Home Loan Faul Board, Borrower shall cause to be submitted information required by Lender to evaluate the transferce as if a new for a very being made by the transferce. Borrower will continue to be obligated under the Note and this Mortgage unless Lender be being made by the transferce. If Lender does not agree to such sale or transfer, Lender may declare all of the suns recured by this Mortgage to be immediately due and payable if Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 12 hereof. Such notice shall provide a period of oucless than 30 days from the date the notice is mailed or delivered within which Borrower may pay, the sums declar d due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice of a paragraph 17 hereof. 16. Transfer of the Property. If Borrower sells or traisfers all or any part of the Property or an interest therein,

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, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay where the 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 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 summer course do not before the date specified in the notice, Lender, at Lender's option, may declare all of the summer received by this Mortgage to be immediately due and notation without fruither. all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including but not limited to, reasonable attorneys' fees and costs of documentary evidence, abstracts and title reports.

18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage due to discontinued at any time prior to entry of a judgment enforcing this Mortgage is: (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,

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reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. Assignment of 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.

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

to Borrower. Borrower shall pay all costs of recordation, if any.

21. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property under state or Federal law.

IN WITNESS WITEREOF, Borrower has executed this Mortgage.

700	X Saline France
	-Borrower
9	Spira Hucasa
O <sub>j</sub> r	-Borrower
STATE OF ILLINOIS,	County ss:
I PATRICIA M. MCELROY SABINO PICASSO AND SYLVIA PICASSO, NIS WI	Public in and for said county and state, do hereby certify that FE, IN JOINT TENANCY
personally known to me to be the same person(s) who ame appeared before me this day in person, and acknowledge I that	(s) AHE subscribed to the foregoing instrument,
Given under my hand and official seal, this10	TP day of, 19 94 .
My Commission expires:	Patricia M. MERCOD
	Notary Public
"OFFICIAL SEAL"	This instrument was prepared by:
PATRICIA M MCELROY Notary Public, State of Illinois My Commission Expires 2/08/98	HOUSEHOLD FINENCE CORPORATION III (Name)
my ddininaaan	188 EAST GOLF HOAD. SCHAUMBURG, IL 60173
	(A ddress)
(Space Below This Line Reserv	red For Lender and Recorder)
	Return To:

MAIL TO

Return To: Household Finance Corporation 577 Lamont Road Elmhurst, IL 60126