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ISSUED IN DUPLICATE	(Space Above This Line For Recording	
1990ED IN DOLLIONIE		5120407
	MORTGAGE	
THIS MOPTQ \GE (*Security Inst 19 91 The mortgagor is D	trument") is given on May ANIEL P. ZYCHOWSKI and DIAN	31 NE ZYCHOWSKI
HOUSEHOLD BAND FSB, A	, HIS WIFE A FEDERAL SAVINGS BANK D STATES OF AMERICA	("Borrower"). This Security instrument is given to , which is organized and existing , and whose address is
100 MITTEL SRIVE Borrower owes Lender the principal	sum of	191 (*Lender*).
dated the same date as this Securit earlier, due and payable on secures to Lender: (a) the repayme modifications of the Note; (b) the pi of this Security Instrument; and (c) the	Dollars (U.S. \$ 153,000.00 y-incurrent (*Note*), which provides for June 1 and of he debt evidenced by the Note, will ayment of all other sums, with interest, act the performance of Borrower's covenants	O)). This debt is evidenced by Borrower's note or monthly payments, with the full debt, if not paid 2021. This Security instrument with interest, and all renewals, extensions and indivanced under paragraph 7 to protect the security and agreements under this Security instrument and the security in the
	Co	
SUBDIVISION OF THE	IN COUNTY CLERK'S 57VI NORTH 1/2 OF SECTION I RINGIPAL MERIDIAN ACC FFICE OF THE REGISTRA	IB, TOWNSHIP 37 NORTH, RANGE FRUING TO THE PLAT THEREOF COT TITLES OF COOK COUNTY.
REGISTERED IN THE O	,	7 47711221•
REGISTERED IN THE O Illingis on Novembe	K 214 1431 AS OUCOMEN	T'S Open
ILLINGIS ON NOVEMBE		9/4,
P.I.N.#24-18-102-020-00		9/4,

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

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

ILLINOIS - Single Family - FNMA/FHLMC UNIFORM INSTRUMENT

Fohmellabili (19/90)

UNIFORM COVENA UTS Royche and Lender obvene it shid gree as follows.

1. Payment of Principal and Interest; Prophysical and Lite charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waver 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 laxes and assessments which may attain priority over this Security Instrument as a lien on the property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; and (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These flems are "Escrow items". Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C & 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a leaser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency instumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, within a charge, an annual accounting of the Funds, showing credits 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 all sums secured by this Security Instrument.

If the Funds held by Londer exceed the amounts permitted to be held by applicable law. Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Foorow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's \$500 discretion.

Upon payment in full of all sums incurred by this Security Instrument. Lender shall promptly refund to Borrower shy Funds held by Lender. II. under paragraph 21. Lender shall acquire the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

- 3. Application of Payments. Unlets applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to late changes due under the Note; second, to amounts payable under the paragraph 2; third, to interest due; fourth, to principal due, and last, to any late charges due, under the Note.
- 4. Charges: Liens. Burrower shall pay all taxes essessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly turnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Portower shall promptly turnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over inis Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceding which in the Lender's opinion operate to prevent the enforcement of the lien; or (a) secures from the holder of the lien are systement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Froperty is subject to a fein which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lein.

Borrower shall satisfy the lien or take one or more of the actions set forth above within 17 days of the giving of notice.

6. Hazard insurance. Borrower shall keep the improvements now existing or here liter irected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other number of across 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 choosen by Borrower surject to Lender's approval which shall not be unreasonably withheld. If Borrower falls to maintain coverage described where, Lender may, at Lender's option, obtain coverage to protest 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, insurance 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 insurance 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.

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iny application ds to principal shall not extend or Unless Lender and Bo 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 the sums secured by this Security instrument immediately prior to the acquisition. 6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application Borrower shall occupy, establish, and user 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 forteiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgement could result in forfeiture of the Property or otherwise materially impair the lein created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, 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 inaccurinformation or statements to Lender (or falled 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 acquires for the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing. 7. Protration of Lender's Rights in the Property; Mortgage Insurance. If Borrower falls to perform the covenants and a re-ments contained in this Security Instrument, or there is a legal proceeding that may significantly affect or Lender's rights in this Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), the needed may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Let use's actions may include paying any sums secured by a fien which has priority over this Security instrument, appearing in covid, reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragree in 7, Lender does not have to do so. Any amounts disbursed by Leyder under this paragraph 7 shall become additional debt of the Borrower secured by this Security instrument. Unless Borrower and the price to other terms of payment, these amounts shall beer interest from the date of disbursement at the Note rate and shall he 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 Seculty Instrument, Borrower shall pay the given lums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lindar lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the multi-age insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance coverage is not emblable. Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Bo rower when the insurance coverage lapsed or ceased to be in effect, Lender will accept, use and retain these payments as loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance collecting (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and it obtained. Borrower shall pay the premiums 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. S. Inspection. Lender or its agent may make reasonable entires upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cluse for the inspection. 10. Condemnation. The proceeds of any award or claim for damages of ect or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of remiemnation, are hereby assigned and shall be paid to Lender. in the event of a total taking of the Property, the proceeds shall be applied to the suchs secured by the Security Instrument, whether or not then due, with any execse 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 same assured by this Security Instrument immediately before the taking Borrower and. Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduce by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the marie secured immediately before the take divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event partial taking of the Property in which the fair market value of the Property immediately before the telepip unless Borrower and Lender of agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the surface provided by this Security Instrument whether or not the sums are then due. If the Property is abandoned by Borrower, or It, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower falls to respond to Lender within 30 days after the date the notice is given, sums secured by this Security instrument, whether or not then due. 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 such payments. 11. Borrower Not Released; Forbearance By Lender Not a Walver. Extension of the time for 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 Borrower or Borrower's successors 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 reason 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 covenants and agreements of this Security Instrument shall bind and benefit 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 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; (9) 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 terms of this Security Instrument or the Note without that Borrower's consent. 30262.frm (4/81) MLA

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- 13. Loan Charges. It the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.
- 14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property 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 other 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.
- 15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be given affect.
 - 16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.
- 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 end 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 these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

- 18. Borrower's Right to Rein state. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discuttificated at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) butor enals 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 into 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, 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 and (d) tall are such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and 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.
- 19. Sale of Note; Change of Loan Servicer. The Note or a particle in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale and present 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 on italia 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 size to dn, anything effecting 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 shalf promptly give Lender written notice of any investigagition, 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 acual knowledge. If Borrower is notified by and governmental or regulariory authority, that any removal or other remediation or any Hazardous Substances 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 aspectos or formaldehyde, and radioactive material. As used in this paragraph 20, "Environmental Law" 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 ILMT4c.trm (MLA 4/81)

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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. Walver of Homestead. Borrower waives all right of homestead exemption in the Property.
- 24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

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Other(s) (specify))x				
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BY SIGNING BELOW, Borrower accept a any rider(s) executed by Borrower and i		s and covenants contained	I in this Security instrum	nent and	
Yinesses:		100	S. E.		
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,		DIANE TY CHUWSH	7 759-44-7152	Borrower	
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TATE OF ILLINOIS,	na	County ss:			
I, THE UNDERSIGN			blic in and for sold dou	nty and state,	
o hereby certify that DANIEL P. ZY	CHOWSKI and DIAN	IE ZYCHOWSKI	C		
	his wife	, personally known to me	to be the same person	(s) whose name(s)	
ubscribed to the foregoing instrument, appoint and delivered the said instrument as			iged that the for the uses and purpo		
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Given under my hand and official seel, ly Commission expires:	this 31st day of	May		, 1991 .	
y Commission expires:	شيس	"OF EIRIAL	SEAL		
	·	Patricia M.	Pleard		
REPARED BY AND MAIL TO:		 Notary Public, State My Commission Ex 	pires 3/5/94		
PAT MAJERCHIN		A A A A A A A A A	~~~~		
HOUSEHOLD/MORTGAG (Name)	E SERVICES				
100 MITTEL DRIVE					
(Address)					
WOODDALE, IL 80191					

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