4054

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

17. Acceleration. Except as provided in paragraph 16 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage or the Contract, including the covenants to pay when due any sum secured by this Mortgage, Lender may accelerate all sums due by giving notice to Borrower as provided in paragraph 12 hereof and without further demand may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect at such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys fees and costs of documentary evidence, abstracts and title reports.

18. 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 or abandonment of the Property, have the right to collect and

retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to either take possession or 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 collections 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.

19. 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.

20. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.

AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST

| Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over | |
|--|--|
| to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance a or other foreclosure action. This Document is the property of | this Mortgage nd of any sale |
| IN WILNESS WHEREOF, Borrower has executed his Moridage 4 | |
| Edward & Riering LEDWARD E. DEERING, JR | · - Borrower |
| Mary E. Ocenha MARY E. DEERING | - Borrower |
| 7114 made | - Donower |
| STATE OF County ss. | |
| I. Roger Wheeler , a Notary Public in and for said county and state, do here | by certify that |
| Edwardy E. Deering, Jr. and Mary E. Deering | sonally known |
| to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this c | day in person, |
| and acknowledged that the help signed and delivered the said instrument as their free and | voluntary act. |
| for the uses and purposes therein set forth. | • |
| Gives (1000) 100 Mano and Othors soon this Fifteenth day of July | 2000 |
| My Commission expire IAL SEAL | |
| - Notary Public | C |
| S NOTARY PLUS IC STATE OF NAMES S ASSIGNMENT OF MORTGAGE | |
| FOR WALUE RECEIVED the annexed more age to | e Recorder of |
| County, Illinois as Document Number and the contr | act described |
| | |
| therein which it secures are hereby assigned and transferred to Home Owners Security Corporation without recourse upon the composition without recourse upon the composition of the composition without recourse upon the composition of the comp | |
| IN TESTIMONY WHEREOF, the said CRAFTER CORPORATION hath hereunder caused its corporate seal to be affix presents to be signed by its President and attested to by its Secretary this Eighteenth day of August | ted and these |
| 1 / 2 / 1 | ., 19 |
| By: Pres. | 11 ₩ |
| | 11.00 |
| Attest: Secy. | |
| Attest: Secy. Secy. | ٤.٩. |
| Attest: Secy. State of Italianis) | |
| Attest: Secy. State of Itinois) County of Will)ss. | 5.P. 5509 |
| Attest: Secy. State of Secy. County of)ss. I, the undersigned, a Notary Public in and for said County in the state aforementioned, DO HEREBY CERTIFY THAT: the persons | 5.P. 5509 whose names |
| Attest:Secy. State ofSecy. County ofSecy. I, the undersigned, a Notary Public in and for said County in the state aforementioned, DO HEREBY CERTIFY THAT: the persons are subscribed to the loregoing instrument, are personally known to me to be duly authorized officers of theCRAFTER CORP(and THAT THEY appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument. | \$.P. 5509 whose names ORATION, nent in writing |
| Attest:Secy. State ofSecy. County ofSecy. I, the undersigned, a Notary Public in and for said County in the state aforementioned, DO HEREBY CERTIFY THAT: the persons are subscribed to the loregoing instrument, are personally known to me to be duly authorized officers of theCRAFTER CORPO and THAT THEY appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as duly authorized officers of said Corporation and caused the corporate seal of said Corporation to be affixed thereto pursuant to authorized officers. | whose names DRATION, nent in writing pority given by |
| Secy. State of | whose names DRATION, nent in writing pority given by |
| Secy. State of | whose names DRATION, nent in writing pority given by |
| Attest: Secy. State of County of Notary Public in and for said County in the state aforementioned, DO HEREBY CERTIFY THAT: the persons are subscribed to the loregoing instrument, are personally known to me to be duly authorized officers of the CRAFTER CORPO and THAT THEY appeared before me this day in person and severally acknowledged that they signed and delivered the said instrum as duly authorized officers of said Corporation and caused the corporate seal of said Corporation to be affixed thereto pursuant to authous the Board of Directors of said Corporation as their free and voluntary action deed of said Corporation for the uses and purposes the Given under my hand and notarial seal, this day and year first above written. My Commission Expires: 17:01:77 3- d55 0307 | whose names ORATION, nent in writing pority given by rein set forth. |
| Secy. State of | whose names DRATION, nent in writing pority given by |
| Secy. State of | whose names ORATION, nent in writing pority given by rein set forth. |
| Attest: Secy. State of County of Notary Public in and for said County in the state aforementioned, DO HEREBY CERTIFY THAT: the persons are subscribed to the loregoing instrument, are personally known to me to be duly authorized officers of the CRAFTER CORPO and THAT THEY appeared before me this day in person and severally acknowledged that they signed and delivered the said instrum as duly authorized officers of said Corporation and caused the corporate seal of said Corporation to be affixed thereto pursuant to authous the Board of Directors of said Corporation as their free and voluntary action deed of said Corporation for the uses and purposes the Given under my hand and notarial seal, this day and year first above written. My Commission Expires: 17:01:77 3- d55 0307 | whose names ORATION, nent in writing pority given by rein set forth. |

HOME OWNERS SECURITY CORPORATION

Post Office Box 225 Lansing, Illinois 60438 NON-UNIFORM COVENANTS. Borrower and Lender futher covenant and agree as follows:

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REQUESTS FOR NOTICE OF DEFAULT AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST

| to give Notice | r and Lender request t e to Lender, at Lender' closure action. | he holder of any n s address set forth | on page one of | of trust or other of this Mortgage, one of the state of t | f any default u | nder the supe | rior encumbran | over this Mortgage ace and of any sale |
|------------------------------|--|--|----------------------------------|---|------------------|-----------------|-----------------|---|
| IN WITN | ESS WHEREOF, Borr | ower has execute | this Mortgage | 100 | | ~ | | 10 |
| | | <u>en</u> | Lowo | relie vols | ering | | | JR Borrower |
| | | _ | mary | E. Deens | V N | MARY E. | DEERING | Borrower |
| STATE OF | Illinois | Wil | | County ss: | | | | |
| l | Roger Whee | ring, Jr. aı | nd Mary E | a Notary I Deering | Public in and f | or said county | and state, do | hereby certify that personally known |
| to me to be | the same person(s) wh | ose name(s) | ares | ubscribed to the f | oregoing instru | ument, appear | ed before me | this day in person, |
| and acknowledge for the uses | edged thatt | he <u>y</u> set forth. | signed and | delivered the sa | d instrument a | s their | free | and voluntary act, |
| Give | ODEY THEY YEAR OF SINCE OFFICE | stat-seetythic. | Fifteenth | | day of Ju | 14/ | | <u>xx_2000</u> |
| | OFFICIAL S | | | THE STATE OF THE S | | 16/12 | hul | |
| = {₹ | GROGER WHE | ELER { | | MIDDER'S | | | Notary F | Public |
| 1-2 W | HARY PUBLIC, STATE | OF ILLINOIS & | A | NT OF MORT | 3625 | | | |
| FORWA | COMMISSION EXPIRE | innexed Morraage | to CRAF | TER CORPORAT | ION wh | ich is recorde | d in the office | of the Recorder of |
| | | | is as Documen | | | | and the | contract described |
| therein which | it secures are hereby | assigned and tra | insferred to _ | Home Owners S | ecurity Corpor | ation with | out recourse u | pon the mortgage. |
| | IMONY WHEREOF, th | e saidCRAF | TER CORPOR | ATION /DI hath | hereunder cau | end its cornor | ate seal to be | affixed and these |
| presents to b | e signed by its Pres | dent and atteste | ed to by its _S | ecretary this E1 | ghteenth | day of At | igust | , 18 |
| By: | Jan Ann | dh. | Pres. | | | | | 11.00 |
| Attest: | 5 Three | for | Secy. | | | | | ž.P. |
| State of | 11:linois |) | | | | | | 5509 |
| County of | 9Will |)ss. | | | | | |) |
| I, the unc | dersigned, a Notary Pued to the foregoing ins HEY appeared before i | strument, are pers | onally known t | o me to be duly a | authorized offic | ers of the | CRAFTER CO | <u>ORPORATION</u> |
| as duly author the Board of | rized attracts of said C Directors of said Corporate my hand and note | orporation and cal oration as their fre | used the corpo e and voluntar | rate seal of said C Cach and deed of | orporation to b | e affixed there | to pursuant to | authority given by |
| My Commissi | ion Expires: | 17:CL! | N 9- d5\$ | 0307 | E C.S | 1900 | 002 | |
| | OFFICIAL CO | Www. | | -/h | 71 | hil | | Notary Public |
| This ingrume | OFFICIAL COM | ALE CORPORAT | ION, 1252 We | 計配計 Street, Ca | alumet Park, III | linois 60643 | | - |
| \$ NOT | ROGER WHEE | LFR \$ | VKE CODE | 1 | RETU | RN TO: | | |
| MY C | OMMISSIO, STATE O | FILLINOIR | 11 J. 111 | /18 | | | | |
| ~~~ | MANANAN EXPIRES | 08/20/00 | | н | ME OWNE | RS SECURIT | Y CCRPORA | นาดเม |

HOME OWNERS SECURITY CORPORATION

Post Office Box 225 Lansing, Illinois 60438