



10164516

CONDOMINIUM RIDER

LOAN NO. 993205417

THIS CONDOMINIUM RIDER is made this 21ST day of FEBRUARY, 2001, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to

PRISM MORTGAGE COMPANY

(the "Lender") of the same

date and covering the Property described in the Security Instrument and located at:

1834 NORTH RIDGE, #139
EVANSTON, IL 60201

[Property Address]

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as:

GARDEN RIDGE/1

[Name of Condominium Project]

(the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.

CONDOMINIUM COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. Condominium Obligations. Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the: (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code or regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy on the Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes and floods, from which Lender requires insurance, then: (i) Lender waives the provision in Section 3 for the Periodic Payment to Lender of the yearly premium installments for property insurance on the Property;

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and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower shall give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

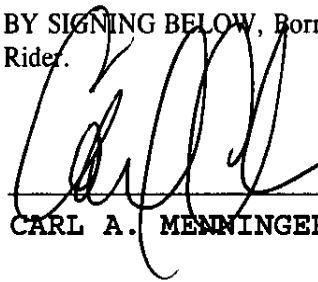
C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to the Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Section 11.

E. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the Condominium Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the Constituent Documents if the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Condominium Rider.



CARL A. MENNINGER (Seal) -Borrower

(Seal) -Borrower

[Sign Original Only]

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02/21/01 10 001 Page 1 of 3

2001-03-01 13:27:06

Cook County Recorder

25.00

Property of Cook County Clerk's Office

① IL 0139312 b22de

Assignment of Mortgage

Loan No.: 998205417
Date: FEBRUARY 21, 2001

FOR VALUABLE CONSIDERATION, PRISM MORTGAGE COMPANY,
AN ILLINOIS CORPORATION

, Assignor

(whether one or more), hereby sells, assigns, and transfers to
FLAGSTAR BANK, F.S.B., ITS SUCCESSORS AND/OR ASSIGNEES
5151 CORPORATE DRIVE, TROY, MICHIGAN 48098-2639

, Assignee
executed by

(whether one or more), the Assignor's Interest in the Mortgage dated 02/21/01
CARL A. MENNINGER, AN UNMARRIED MAN

as Mortgagor, to PRISM MORTGAGE COMPANY
AN ILLINOIS CORPORATION

10164516

as Mortgagee, and filed for record _____, _____, as Document Number
(or in Book _____ of _____ Page _____), in the

Office of the (County Recorder) (Registrar of Titles) of COOK County,
ILLINOIS, described hereinafter as follows:

"SEE LEGAL ATTACHED"

TAX NO. 11-18-111-016-0000 AND 017

PRMTGASS

Page 1 of 2 pages

BOX 333-CTI

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Real Estate Mortgage.

PRISM MORTGAGE COMPANY
AN ILLINOIS CORPORATION

By *Eric E. Peterson*
ERIC E. PETERSON
Its: CLOSING SUPERVISOR

STATE OF IL
COUNTY OF COOK

On this 21ST day of FEBRUARY, 2001, before me, a Notary Public within and for said County, personally appeared ERIC E. PETERSON CLOSING SUPERVISOR

Personally known to me to be the duly authorized agent of the ASSIGNOR and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such duly authorized agent of the ASSIGNOR as a free and voluntary act, and as a free and voluntary act and assignment of said ASSIGNOR, for the uses and purposes therein set forth.



Tristesse D. Ross
Signature of Person Taking Acknowledgment
My Commission Expires: 10/8/2002

This Instrument was drafted by and return to:
TRISTESSE ROSS
PRISM MORTGAGE COMPANY, ATTN: FINAL DOCS
440 NORTH ORLEANS
CHICAGO, IL 60610

Notarial Stamp or Seal (or other Title or Rank)

STREET ADDRESS: 1834 NORTH RIDGE

CITY: EVANSTON

TAX NUMBER: 11-18-111-997-1053

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COUNTY: COOK

#139

LEGAL DESCRIPTION:

UNIT 139 AND PARKING UNIT P-15 IN GARDEN RIDGE LOFTS AND TOWNHOMES CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF CERTAIN PARCELS OF REAL ESTATE LOCATED IN THE WEST 1/2 OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 22, 2000 IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT 00365644, TOGETHER WITH AN APPURTENANT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office