UNOFFICIAL CO Prolist 55 801 Page 1 of 2002-06-28 09:50:10

Return To:

NATIONAL CITY MORTGAGE CO.

P.O. BOX 809068

DALLAS, TX 75380-9068

Cook County Recorder

0020718558

Prepared By: JERRY ANDRYSEK NATIONAL CITY MORTGAGE CO. P.O. BOX 809068 DALLAS, TX 75380-9068

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MORTGAGE

0001316700

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the vsage of words used in this document are also provided in Section 16.

June 13, 2002 (A) "Security Instrument" means this document, which is dated Clert's Office together with all Riders to this document.

37-0x-Coo,

(B) "Borrower" is

ROCHELLA YOUNG An Unmarried Woman

Borrower is the mortgagor under this Security Instrument. PRUDENTIAL HOME MORTGAGE (C) "Lender" is

corporation Lender is a THE STATE OF ILLINOIS organized and existing under the laws of

ILLINOIS - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

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-6(IL) (0010)

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VMP MORTGAGE FORMS - (800)521



BOX 333-CII

(0100) (JI)9- dM

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under RESPA.

"federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a or any additional or successor legislation or regulation that governs the same subject matter. As used in this implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, (O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its Note, plus (ii) any amounts under Section 3 of this Security Instrument.

- (N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and intrest ander the
- (M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment on or default on, condition of the Property.
- (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) (L) "Miscellaneous Proceeds" means any compensation, settlement, av at a of damages, or proceeds paid by
 - (K) "Escrow Items" means those items that are described in Section?.

transactions, transfers initiated by telephone, wire transfers, and automa'ed clearinghouse transfers. account. Such term includes, but is not limited to, point-t-sale transfers, automated teller machine computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an draft, or similar paper instrument, which is initiated unrough an electronic terminal, telephonic instrument, (J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, association or similar organization.

charges that are imposed on Borrower or the Property by a condominium association, homeowners (I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other non-appealable judicial opinions.

ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, (H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations,

Second Home Rider 1-4 Family Rider Other(s) [specify]	Condominium Rider Planned Unit Development Rider Biweekly Payment Rider	Adjustable Rat: Rider Balloon Rider VA Rider
L	112 D <u>X</u>	Lift And Materials A

Riders are to be executed by Borrower [check box as applicable]:

- (G) "Ecacia" means all Riders to this Security Instrument that are executed by Borrower. The following due under the Note, and all sums due under this Security Instrument, plus interest.
- (F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges
- (E) "Property" means the property that is described below under the heading "Transfer of Rights in the July 1, 2032 Payments and to pay the debt in full not later than
- 64, 990.00) plus interest. Borrower has promised to pay this debt in regular Periodic SIXIY FOUR THOUSAND NINE HUNDRED NINETY & 00/100 Dollars

The Note states that Borrower owes Lender

June 13, 2002 (D) "Note" means the promissory note signed by Borrower and dated Lender is the mortgagee under this Security Instrument.

> 639 S. LA GRANGE RD, LA GRANGE, IL 60525 Lender's address is

(P) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) 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 and Lender's successors and assigns, the following described property located in the [Type of Recording Jurisdiction] County

of

Cook

[Name of Recording Jurisdiction]:

SEE LEGAL DESCRIPTION

Parcel ID Number:

20168 WILLOW LN, LYNWOOD

("Property Address"):

which currently has the address of [Street]

60411

[Zip Code]

which

[City], Illinois TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacer lends 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 seised of the estate hereby craveyed 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.

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

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S.

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3. Funds for Escrow Items. Borrower shall pay to Lender on the day Perivdic Payments are due under the Mote, until the Mote is paid in full, a sum (the "Funds") to provide for payment of assessments and other items which can attain priority over this Security harmynent as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, (f) leasehold payments or ground rents on the Property, (f) leasehold payments or ground rents on the Property, (f) premiums for any sums payable by Borrower to Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums, if any, accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Items and Items to Loan, Lender all notices of amounts to be paid under this Section. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall promptly furnish to Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Borrower. Borrower and a such waiver, Borrower and a such waiver.

Note shall not extend or postpone the due date, or change the amount, of the Teriodic Payments.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the

sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be periodic frust to any prepayment charges and then as described in the No.e.

balance of the Note.

If Lender receives a payment from Borrover for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment is substituted in the delinquent payment and the late charge. If more than one Periodic Payment is our standing, Lender may apply any payment received from

accepted and applied by Lender shan be applied in the following order of priority: (a) interest due under the accepted and applied by Lender shan be applied in the following order of priority: (a) interest due under the applied to each Periodic Payments shall be applied to the cash Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts are under this Security Instrument, and then to reduce the principal late charges, second to any other amounts are under this Security Instrument, and then to reduce the principal

Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payment or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by I ender shau be applied in the following order of priceipus (s) interests the payments

Payments are deemed received by Lender when received at the location designated in the Mote or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payments are accepted. It each the funite, but Lender is not obligated to apply such payments at the time such payments are accepted. It each funds. Lender is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower decay not do so within a reasonable period of time, Lender shall either apply such funds or return the Note immediately orior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender anall relieve Borrower from making payments due under the Note and this Security linture against Lender anall relieve Borrower from making payments due under the Note and this Security linture against Lender anall relieve Borrower from making payments due under the Note and this Security linture against Lender and little such and agreements secured by this Security linture against Lender and little such and agreements are accepted in the Security linture against Lender and little and agreements are accepted by the Security linture against Lender and little and the security little and the such and the security little and the such and the security little and the such and the such and the security little and the such and the such and the security little and the such and the such and the such and the little lit

currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lende may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RFSPA. Lender shall 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 shallow held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lerue: if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall 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. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in esc ow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in ercrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrumer. Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrumen, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Asse sments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security I strument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good tail by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10

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shall be applied to the sums secured by this Security Instrument, whether or not then due, with the repair is not economically feasible or Lender's security would be lessened, the insurance proceeds paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. hold such insurance proceeds until Lender has had an opportunity to inspect such Property to eracre the work Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to applied to restoration or repair of the Property, if the restoration or repair is economically feasible and writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be make proof of loss if not made promptly by Borrower. Unless Lender and Eurawer otherwise agree in

name Lender as mortgagee and/or as an additional loss payee. damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall renewal notices. If Borrower obtains any form of insurance coverage not otherwise required by Lender, for certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal

right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as All insurance policies required by Lender and renewrls of such policies shall be subject to Lender's to Borrower requesting payment.

the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender

protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard particular type or amount of courage. Therefore, such coverage shall cover Lender, but might or might not coverage, at Lender's op' on and Borrower's expense. Lender is under no obligation to purchase any If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance

imposed by the Fed stal Emergency Management Agency in connection with the review of any flood zone affect such i.els, mination or certification. Borrower shall also be responsible for the payment of any fees services and subsequent charges each time remappings or similar charges occur which reasonably might

certification and tracking services; or (b) a one-time charge for flood zone determination and certification Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This Property insured against loss by fire, hazards included within the term "extended coverage," and any other 5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the

determination resuting from an objection by Borrower.

In the event of loss, Borrower shall give prompt notice to the insurance car ie and Lender. Lender may become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of or liability and might provide or ater or lesser coverage than was previously in effect. Borrower

service used by Lender in connection with this Loan. Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting actions set forth above in this Section 4. days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the

attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower arquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the reager in writing.

10. Morti ag: Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall profit e premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurar co coverage required by Lender ceases to be available from the mortgage insurer that previously provided such issurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums 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 Norgine Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender vin accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lenger chall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until ermination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay it terest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other rarty (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any recisurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage

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(a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in hankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is Instrument, including protecting and/or assessing the value of the Property, and rights under this Security the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable

residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower, or with Borrower's knowledge or provide Lender with materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal

Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default of during the Loan Application.

Lender or its agent may make reasonable entries aron and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improve nents on the Property. Lender shall give

destroy, damage or impar the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is 135% ing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating at decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment, or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, and it is insurance or condemnation proceeds are not sufficient to repair or restore the Property, and it is insurance or condemnation proceeds are not sufficient to repair or restore the Property, and it is not relieved of Borrower's obligation for the completion of such repair or restoration.

Multin 65 0.178 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 Potrower's control.

7. Preservation, M intenance and Protection of the Property; Inspections. Borrower shall not

6 Secupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Mote or this Security Instrument, whether or not then due.

excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby

assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the stars secured by this Security Instrument, whether or not then due, with the excess, if

any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borro ver and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall re paid to Borrower.

In the event of a partial taking, destruction, or less in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the rartial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is gi en, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be assmissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to 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

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provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall such silence shall not be construed as a prohibition against agreement by contract. In the event that any Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations 16. Coverning Law; Severability; Rules of Construction. This Security Instrument shall be governed

the corresponding requirement under this Security Instrument. this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy shall not be deemed to have been given to Lender until actually received by Lender. If any noti e required by has designated another address by notice to Borrower. Any notice in connection with this Security Instrument be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender only one designated notice address under this Security Instrument at any one time. Any totice to Lender shall address, then Borrower shall only report a change of address through that specified procedure. There may be Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of Borrower has designated a substitute notice address by notice to Lender. Borrover shall promptly notify Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless address if sent by other means. Notice to any one Borrower shall construct notice to all Borrowers unless been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have 15. Notices. All notices given by Borrower or Lender in competion with this Security Instrument must

will constitute a waiver of any right of action Bortower might lave arising out of such overcharge. provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge that the interest or other loan charges collected or to be collected in connection with the Loan exceed the If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so

that are expressly prohibited by his Se purity Instrument or by Applicable Law. to Borrower shall not be constant as a prohibition on the charging of such fee. Lender may not charge fees regard to any other fees, as absence of express authority in this Security Instrument to charge a specific fee Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In Borrower's default, to the purpose of protecting Lender's interest in the Property and rights under this

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with 20) and benefit are successors and assigns of Lender.

writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's

any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the co-signs this Security Instrument but does not execute the Note (a "co-signer"); (a) is co-signing this agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who 13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and

exercise of any right or remedy. Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the including, without limitation, Lender's acceptance of payments form third persons, entities or Successors in any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy

not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

- 17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.
- 18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement. The intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender ray require immediate payment in full of all sums secured by this Security Instrument. However, this option and not be exercised by Lender if such exercise is prohibited by Applicable Law.

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 given in accordance with Section 15 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 domaid on Borrower.

- 19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to Section 22 of this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) 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 covenaries or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the ou pose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged unless as otherwise provided under Applicable Law. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (i) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligation, secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall act apply in the case of acceleration under Section 18.
 - 20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial rate est in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might 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 which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a

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Environmental Cleanup. actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial any governmental or regulatory authority, or any private party, that any removal or other reme lia on of any Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by release of any Hazardous Substance, and (c) any condition caused by the presence, us; or release of a Environmental Condition, including but not limited to, any spilling, leaking, discharge release or threat of Hazardous Substance or Environmental Law of which Borrower has acrusi knowledge, (b) any other action by any governmental or regulatory agency or private party involving the Property and any Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or

the Property (including, but not limited to, hazardous substances in consumer products). Substances that are generally recognized to be appropriate to norraal 1 stidential uses and to maintenance of sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a nor allow anyone else to do, anything affecting the Preperty (a) that is in violation of any Environmental Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do,

Borrower shall not cause or permit the rice ence, use, disposal, storage, or release of any Hazardous means a condition that can cause, contributed, or otherwise trigger an Environmental Cleanup.

remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, "Environmental Law" means 100eral laws and laws of the jurisdiction where the Property is located that relate herbicides, volatile solveries insterials containing asbestos or formaldehyde, and radioactive materials; (b) following substances: gascline, kerosene, other flammable or toxic petroleum products, toxic pesticides and substances defined as uxic or hazardous substances, pollutants, or wastes by Environmental Law and the 21. Haz: rdoi s Substances. As used in this Section 21: (a) "Hazardous Substances" are those

satisfy the native and opportunity to take corrective action provisions of this Section 20. to Secrice 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to for practices of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant period which must elapse before certain action can be taken, that time period will be deemed to be reasonable reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an

unless otherwise provided by the Note purchaser. Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other

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

- 22. 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 Section 18 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 at expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.
- 23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower and pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.
- 24. Waiver of Homestead. In accordance with Illinois law, the Borrower hereby releases and waives all rights under and by virtue of the Illinois hom stead exemption laws.
- 25. Placement of Collateral Protection Insuranc: Unless Borrower provides Lender with evidence of the insurance coverage required by Borrower's agreement with Lender, Lender may purchase insurance at Borrower's expense to protect Lender's interests in Borrower's collateral. This insurance may, but need not, protect Borrower's interests. The coverage that Lender purchases may not pay any claim that Borrower makes or any claim that is made against Borrower in connection with the collecteral. Borrower may later cancel any insurance purchased by Lender, but only after providing Lender with evidence that Borrower has obtained insurance as required by Borrower's and Lender's agreement. If Lender purchases insurance for the collateral, Borrower will be responsible for the costs of that insurance, including interest and any other charges Lender may impose in connection with the placement of the insurance, until the effective date of the cancellation or expiration of the insurance. The costs of the insurance may be at led to Borrower's total outstanding balance or obligation. The costs of the insurance may be more than the cost of insurance Borrower may be able to obtain on its own.

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WWW.	ROCHELLA YOUNG	
	V	Witnesses:

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

20718558

STATE OF ILLINOIS,
I,
State do hereby certify that

Rochella Young

County ss: , a Notary Public in and for said county and

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this

Sune, Od.

My Commission Expr -s 307

(JEFFREY S. GROSS

Notary Public, State of Illinois

COMY.
COMPTS OFFICE



STREET ADDRESS: 20168 WILDOW LANE
CITY: LYNWOOD COUNTY: COOK

TAX NUMBER: 33-07-316-014-1020

LEGAL DESCRIPTION:

UNIT 96 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PCL'): THE SOUTH 85.00 FEET OF THE NORTH 380.00 FEET OF THE EAST 100.00 FEET OF LOT 85, THE SOUTH 200.00 FEET OF THE NORTH 460.00 FEET OF LOT 87 AND THE SOUTH 200.00 FEET OF THE NORTH 460.00 FEET OF LOT 88, IN LYNWOOD TERRACE UNIT 1, BEING A SUBDIVISION OF THE EAST 1460.0 FEET OF THE WEST 1710.0 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, AND THE SOUTH 80.0 FEET OF THE NORTH 535.0 FEET OF THE WEST 250.0 FEET OF THE SOUTH 1/2 TO SOUTHWEST 1/4 OF SAID SECTION 7, ALL IN TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY STANDARD BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 4, 1971 AND KNOWN AS TRUST NUMBER 3(5), AND RECORDED JULY 10, 1972 IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 21969531, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE (E. ; THE. TLLINO. COMPRISING ALL THE UP.ITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS

CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this

13th day of June 2002

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 Bornewer's Note to

PRUDENTIAL HOME MORTGAGE

(the

"Lender") of the sarre date and covering the Property described in the Security Instrument and located at:

20168 WILLOW LN, LYNWOOD, Illinois 60411

[Property Address]

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

LYNWOOD TERRACE

(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' 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 io lows:

- 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) ade of 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 nexards, including, but not limited to, earthquakes and floods, from which Lender requires insurance, then: (i) Len ler waives the

MULTISTATE CONDOMINIUM RIDER -Single Family- Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

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Initials:

provision in Section 3 for the Periodic Payment to Lender of the yearly premium installments for property insurance on the Property; 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 shart 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 positic 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 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 assessment, 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.

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