



Doc#: 0328833039
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/15/2003 07:35 AM Pg: 1 of 3

**OCCUPANCY RIDER TO
MORTGAGE/DEED OF TRUST/SECURITY DEED**

612560763

This Occupancy Rider is made this 14th day of July, 2003 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 the Borrower's Note (the "Note") to CHICAGO FINANCIAL SERVICES, INC.

(the "Lender") of the same date and covering the property described in the Security Instrument and located at:

1838 WEST WARNER AVENUE, CHICAGO, ILLINOIS 60613

(Property Address)

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

1. That the above described property will be personally occupied by the Borrower as a primary residence commencing not later than thirty (30) days after the above date.
2. That if residency is not established as promised above, without further notice, the Lender will be entitled to take any or all of the following actions:
 - (A) Increase the interest rate on the Note by one-half of one percent (0.50%) per annum, and to adjust the principal and interest payments to the amounts required to pay the loan in full within the remaining term; and/or
 - (B) Charge a penalty fee of one and one-half percent (1.50%) of the original principal balance by adding that fee to the unpaid principal balance of the loan at the time this fee is determined to be due and adjust the principal and interest payments to the amounts required to pay the loan in full within the remaining term; and/or
 - (C) Require payment to reduce the unpaid balance of the loan to the lesser of (1) 70% of the purchase price of the property or (2) 70% of the appraised value at the time the loan was made. This reduction of the unpaid principal balance shall be due and payable within thirty (30) days following receipt of a written demand for payment, and if not paid within thirty (30) days will constitute a default under the terms and provisions of the Note and Security Instrument; and/or

3/AR

BOX 333-071

8142365 2084 N/A CFI J.D

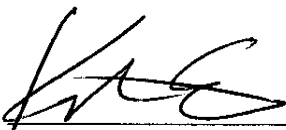
UNOFFICIAL COPY

- (D) Declare a default under the terms of the Note and Security Instrument and begin foreclosure proceedings, which may result in the sale of the above described property; and/or
- (E) Refer what is believed to be fraudulent acts to the proper authorities for prosecution. It is a federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements or reports for the purpose of influencing in any way the action of the Lender in granting a loan on the above property under the provisions of TITLE 18, UNITED STATES CODE, SECTIONS 1010 AND 1014.

It is further understood and agreed that any forbearance by the Lender in exercising any right or remedy given here, or by applicable law shall not be a waiver of such right or remedy.

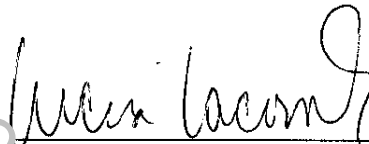
It is further specifically agreed that the Lender shall be entitled to collect all reasonable costs and expenses incurred in pursuing the remedies set forth above, including, but not limited to, reasonable attorney's fee.

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



 KEVIN R. ELLIOTT

(SEAL)
Borrower



 LUCIA LACOMBE

(SEAL)
Borrower

(SEAL)
Borrower

(SEAL)
Borrower



Cook County Clerk's Office

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"Exhibit A"

Legal Description Rider

Loan No.: 612560763

Borrower Name(s): KEVIN R. ELLIOTT and LUCIA LACOMBE

Property Address: 1838 WEST WARNER AVENUE, CHICAGO, ILLINOIS 60613

LOT 27 AND THE EAST 1/2 OF LOT 26 IN BLOCK 1 IN CUYLER ADDITION TO
RAVENSWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4
(EXCEPT RAILROAD) OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

14-18-412-021-0000

Property of Cook County Clerk's Office